

City of Monrovia

2014-2021 Housing Element





2014-2021 Housing Element of the City of Monrovia

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CITY OF MONROVIA 2014-2021 HOUSING ELEMENT



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Introduction to the Housing Element

A. Background

All cities and counties in California are required to have a General Plan that documents the jurisdiction's long range plan or vision for the community. There are seven required components or *elements* in the General Plan, one of which is the Housing Element. The purpose of the Housing Element is to achieve an adequate supply of safe, affordable housing for all economic segments of the community, including individuals with special housing needs.

This Housing Element is the comprehensive statement by the City of Monrovia of its current and future housing needs and contains the City's goals, policies and programs related to housing issues, including preserving and improving existing housing and encouraging the development of housing opportunities for all Monrovians. Of the mandated General Plan Elements, the Housing Element is the only one that is required to be updated on a specific schedule. In order to address a community's changing housing needs, Housing Elements are to be updated every five to eight years. The Housing Element is also subject to review by the State Department of Housing and Community Development (HCD).

Monrovia's Housing Element was originally adopted in 1976. Subsequent Elements were adopted in 1981, 1993 and 2003 with Monrovia's most recent Housing Element covering the period 2008-2014. Pursuant to the update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region, this Housing Element update covers the 8 year, 2014-2021 planning period.

Monrovia's 2014-2021 Housing Element identifies strategies and programs that focus on:

- ❖ Preserving Housing and Neighborhood Assets
- ❖ Ensuring Housing Diversity
- ❖ Providing Housing Affordable to Monrovians
- ❖ Removing Governmental Constraints
- ❖ Equal Housing Opportunities and Special Needs
- ❖ Environmental Sustainability



B. Organization of the Housing Element

The City of Monrovia 2014-2021 Housing Element consists of two components: 1) the Housing Element document; and 2) the Housing Element Background Report.

- ❖ The **Housing Element document** presents Monrovia's Housing Plan for the 2014-2021 planning period - its goals, policies and implementation programs relative to the maintenance, preservation, improvement and development of housing for all economic segments of the community.
- ❖ The **Housing Element Background Report** includes all the detailed background information and analysis required under State Housing Element law, and provides the foundation for development of Monrovia's eight year Housing Plan.

C. Public Participation

Section 65583(c)(8) of the Government Code requires that, "The local government to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Monrovia solicited input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input during development of the draft element through distribution of a Housing Needs Survey to City residents. The survey was made available on the City's website and at public counters at City Hall, the library and Community Center. Additionally, significant outreach through the city's various electronic media and social networking sites made the survey available to Monrovia residents. The survey was posted on the City's website during October and November, with 123 completed surveys received. The following summarizes some of the primary input received from the housing needs survey, with the complete survey results included in Appendix B:

- Nearly half of respondents indicated the housing they live in was in need of some level of physical improvements: minor repairs (34%), modest rehabilitation improvements (9%), or major upgrades (5%).
- Senior housing was identified by 37% of respondents as needed in Monrovia, with workforce housing (34%) and housing for young families (33%) also identified by approximately one-third of respondents as a housing need in the community.
- Among single-family homeowners, 37% indicated they would potentially be interested in having either an attached or detached second unit on their



property. Respondents indicated they envisioned using the second unit as follows: to house a family member (67%); to provide rental income (49%); and to house a caregiver (32%).

- A variety of write-in comments were provided, including the need for more affordable housing options, particularly for families, seniors and workforce; the need for improved maintenance of rental housing; concerns about parking spill-over from multi-family onto streets; and strong desire to maintain Monrovia's small town feel.

The results of the Housing Needs Survey have been shared with the City's decision-makers, and have been reflected within the Element's Housing Plan.

Monrovia conducted a public study session on October 3, 2013 before the Planning Commission. The purpose of the special study session was two-fold: to provide the Planning Commission an overview of the purpose of the Housing Element and the regulations and process leading to adoption and to allow the Commission and the public at large to provide input on the City's housing needs and other issues that would be pertinent to the development of the Element. Notification of the workshop was provided in the local newspaper and posted on the City's website and at public counters throughout the City. Direct notification was also provided to local stakeholders including: non-profit housing providers; service agencies representing special needs and lower income populations; and business organizations and realtors. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Monrovia Senior Center, City Hall, and the Planning Division. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Video broadcasts of City Council meetings are available on the City's website, allowing greater access to individuals unable to attend in person.

D. Relationship to the General Plan

State law requires each element of the General Plan to be internally consistent with all other elements of the General Plan. The Housing Element must contain a statement of the "means by which consistency will be achieved with other general plan elements and community goals." (Gov't Code §65583(c)(7))



In 2007, an EIR was completed for the update of the Land Use Element and adoption of a new Circulation Element. Part of the review in the EIR was to determine consistency with the rest of the General Plan. The EIR concluded that those elements were consistent with the General Plan. As part of the review of the completion of this Element, the City reviewed each of the other elements of the General Plan to ensure that there was internal consistency. This update is consistent with and will help implement the policies of the updated Land Use Element and Circulation Element, specifically with the incorporation of the increased densities and mixed-use development encouraged in the Land Use Element.

Compliance with the policies of any of the other elements will not impede the City's ability to accommodate its regional housing allocation, achieve the goals and policies of the Housing Element, or restrict the City's ability to implement the programs included in the Housing Element. Similarly, implementation of the Housing Element does not conflict with the policies of the rest of the General Plan or their implementation measures.

The City concludes that this Housing Element is internally consistent with the General Plan of Monrovia.

The City will ensure continued consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



Housing Goals and Policies

The goals and policies of the Housing Element are intended to guide the City in making decisions related to housing related issues and to educate the public in understanding the general direction of Monrovia's housing policies.

PRESERVING HOUSING AND NEIGHBORHOODS ASSETS

GOAL 1

Preserve and improve the quality of existing housing and neighborhoods in Monrovia.

Policy 1.1 Neighborhood Character

Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2 Housing Design Principles

Ensure that new housing is well-designed and compatible with the neighborhood context in which it is located.

Policy 1.3 Property and Housing Conditions

Support the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.

Policy 1.4 Historic Preservation

Identify and preserve important examples of historic or architecturally significant residences.

Policy 1.5 Adaptive Reuse

Support strategies for the adaptive reuse of residential, commercial, industrial and institutional structures to provide for a range of housing types.

Policy 1.6 Neighborhood Involvement

Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

Policy 1.7 Protection of Existing Affordable Housing

Work with property owners, tenants, and non-profit purchasers to protect the affordability of income-restricted housing for low and moderate income households.



ENSURING DIVERSITY IN THE HOUSING STOCK

GOAL 2

Provide adequate housing sites to facilitate the provision of a range of housing types to meet community needs.

Policy 2.1 Variety of Housing Choices

Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2 Residential Mixed Use

Encourage and facilitate the development of mixed use and high density residential development in specified areas (e.g. Station Square, Old Town Extension).

Policy 2.3 Ownership and Rental Housing Balance

Encourage the development of residential projects to maintain a balance of ownership and rental opportunities and to provide a variety in dwelling unit type and size.

Policy 2.4 Site Assistance

Maintain an up-to-date inventory of suitable residential sites. Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.

Policy 2.5 Secondary Dwelling Units

Continue to support the provision of second units in all residential districts as a means of dispersing small, affordable units throughout the community.

PROVIDING HOUSING AFFORDABLE TO MONROVIANS

GOAL 3

Enhance housing affordability so that modest income households can remain an integral part of the Monrovia community.

Policy 3.1 Affordable Housing Incentives

Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 3.2 Financial Resources

Pursue expanded financial resources to support in the production of affordable housing for Monrovia's lower income workforce and special needs populations.



Policy 3.3 Public/Private Partnerships

Explore collaborative partnerships with nonprofit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

Policy 3.4 Homeownership Assistance

Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 3.5 Rental Assistance

Support and publicize available rental assistance programs for lower income and special needs households.

Policy 3.6 Housing Dispersion

Continue to require that housing for low- and moderate-income households not be concentrated in any single portion of the city.

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4.0

Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Policy 4.1 Regulatory Incentives for Affordable Housing

Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset the costs of affordable housing while ensuring that potential impacts are addressed.

Policy 4.2 Flexible Development Standards

Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use, co-housing and live/work housing.

Policy 4.3 Development Review

Explore continued improvements to the entitlement process to streamline and coordinate the processing of development permits, design review and environmental clearance. Provide for priority and expedited treatment in planning processing for affordable housing.

Policy 4.4 Zoning for Special Needs

Revise the Zoning Ordinance to define and establish parameters for transitional and supportive housing, emergency shelters, and single room occupancy uses (SROs) consistent with State law.



EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

GOAL 5.0

Promote equal housing opportunities for all residents, including Monrovia's special needs populations, so that residents can reside in the housing of their choice.

Policy 5.1 Fair Housing

Seek to ensure that individuals and families pursuing housing in Monrovia do not experience discrimination on the basis of race, color, religion, marital status, disability, age, sex, familial status, national origin, sexual preference, source of income or other arbitrary factors, consistent with the Fair Housing Act.

Policy 5.2 Housing Options for Seniors

Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy 5.3 Housing for Persons with Disabilities

Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and reasonable accommodation procedures.

Policy 5.4 Homeless Housing and Services

Work cooperatively with the San Gabriel Valley COG and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

ENVIRONMENTAL SUSTAINABILITY

GOAL 6.0

Promote a healthy and sustainable Monrovia through support of existing and new housing which minimizes reliance on natural resources and automobile use.

Policy 6.1 Smart Growth

Preserve open space, watersheds and environmental habitats, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile, allowing residents to use their cars less or not at all.

Policy 6.2 Green Building

Implement Monrovia's Green Building Program to ensure new development is energy and water efficient, and consider establishing incentives to achieve energy efficiencies higher than those required by the Ordinance.



Policy 6.3 Energy Efficiency and Alternative Energy Sources

Promote modifications to increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

Policy 6.4 Healthy Community.

Promote healthy living and physical activity through decisions in the location, site planning and design of housing and mixed use development.

Policy 6.5 Transportation Alternatives and Walkability

Incorporate transit and other transportation alternatives including walking and bicycling into the design of new development, particularly in areas within a half mile of designated transit stops.

Policy 6.6 Jobs/Housing Balance

Encourage a closer link between housing and jobs in the community, including housing opportunities affordable to Monrovia's modest income workforce.



Housing Programs

The goals and policies contained in the Housing Element address Monrovia's identified housing needs, and are implemented through a series of housing programs primarily offered through the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's six housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table 1 located at the end of this section specifies the following for each program: program goal; 2014-2021 objectives; funding sources; agency responsible for implementation; and time frame.

PRESERVING HOUSING AND NEIGHBORHOOD ASSETS

1. Monrovia Area Partnership (MAP) - Neighborhood Improvement Grants

The Monrovia Area Partnership, formed in 2006, is a comprehensive approach to combating blight and crime; preserving the existing housing stock; and empowering neighborhoods by fostering citizen activism, volunteerism and community pride. The program focuses on the areas within lower-income census tracts that have the highest instances of crime and blight (refer to Figure 8 in the Housing Element Background Report).

The MAP program offers services ranging from home improvement grants and public infrastructure upgrades, to chain-link replacement and paint and tool assistance to income eligible homeowners. Under the former Monrovia Redevelopment Agency, \$10,000 grants were awarded for exterior home improvements, with supplemental grants of \$2,500 to remove deteriorated chain link fences, and \$5,000 to remediate hazards such as toxic mold and lead-based paint.

Grant recipients are required to participate in a Code Education Class, consistent with MAP goals to effect permanent change and increase quality of life in Monrovia neighborhoods through partnership and education. Classes are taught by a code enforcement officer in English and Spanish, and focus on familiarizing residents with common code violations, programs and resources. Participants are also asked to become a Point of Contact for their neighborhood and encouraged to participate in a volunteer project in their neighborhood, such as Make a Difference Day to help clean up neighborhoods by painting houses and removing trash and debris.

Between 2006-2010, 61 MAP grants were provided to low and moderate income households. With the elimination of Redevelopment funding, the program was put on hold, but is being re-initiated in 2013/14 on a more modest scale.

2014-2021 Objective: *Seek to achieve 10 MAP projects annually, for a total of 80 projects during the planning period. Advertise the availability of MAP Neighborhood Improvement Grants on the City's website, and through flyers available at City Hall.*



2. Monrovia Area Partnership (MAP) - Education and Outreach

MAP has become more than a program. It is an innovative philosophy that transcends departmental barriers and coordinates public/private resources to provide services with widespread community support. It has become an effective tool for identifying, understanding and addressing community needs. A key part of MAP's success involves its extensive community education and outreach, including the MAP Leadership Academy and Annual Neighborhood Conference.

The **MAP Neighborhood Leadership Academy** is a series of seven classes offered on an annual basis with the goal of educating, empowering and motivating residents to engage in their neighborhoods and community. Classes include:

- MAP, Monrovia & You – The Role of a Leader
- Connecting in the Community
- Local Government
- Public Health & Safety
- Tools and Resources
- Public Speaking & Facilitation Training
- Putting Theory into Practice

Graduates become part of a network of leaders who are a resource and serve the community in various ways through volunteerism, as well as on boards and commissions. Quarterly MAP Neighborhood Leader meetings are held each year that serve as continuing educational workshops, community updates, and information contributed by Neighborhood Leaders.

The **Annual MAP Neighborhood Conference** offers a variety of informative workshops, with emphasis on education, networking, empowerment and civic engagement. The 2013 Conference held at Monrovia High School had approximately 250 attendees, and included 23 workshops (3 offered in Spanish) and over 30 information booths. Housing-related topics addressed at the workshop included:

Broken Window, Rebuilding Neighborhood Pride: Build and maintain neighborhood pride and community satisfaction by learning how to prevent issues even before they start and how to intervene when problems do arise.

Housing Rights Workshop: This workshop explores basic tenant & landlord rights and responsibilities such as rent increases, evictions, repairs and more. Additionally, learn about Fair Housing and Housing Discrimination Laws.

When Living Alone is Not Enough: Living alone as a senior can lead to isolation, depression and illness. Learn about the many choices and resources available in the area to help seniors live longer and healthier.

Homebuyer Workshop: All you need to know about financing and refinancing your home.

2014-2021 Objective: Continue to foster civic engagement through the annual MAP Leadership Academy, and offer ongoing MAP trainings on a quarterly basis. Sponsor an annual MAP Neighborhood Conference, including workshops on housing-related issues.



3. Code Enforcement/Neighborhood Preservation Program

Monrovia's Code Enforcement program focuses on bringing substandard housing units into compliance with City codes, remove or rehabilitate units that pose threats to the health and safety of its residents, and prevent deterioration of the City's housing stock. The program provides for systematic inspections to complaints citywide.

Additionally, the program takes a holistic approach to code enforcement by focusing not only on problems with individual properties, but also looks at neighborhoods and the community as a whole. Due to the current workload and staffing levels, cases are generally opened based on citizen complaints, however, a Code Enforcement Officer may also initiate an investigation.

The program strives to educate the owners about property maintenance as well as to correct code violations. Property owners are also given information about the City's available assistance programs for property rehabilitation. The Code Enforcement Services Section works closely with the Building and Planning Divisions providing a multi-disciplinary approach to solving problems.

In addition to the programs listed in the Housing Element, Neighborhood Preservation also includes the following initiatives that directly improve neighborhoods:

- **Operation Clean Sweep** includes the Shopping Cart Retrieval Program and removal of junk and debris left in the public right-of-way.
- **Inoperable Vehicle Abatement Program** provides notification to registered owners of violations and eventual abatement if not corrected.
- **Community Pride & Resource Program (CPR)** serves as a bridge between at-risk seniors/families by the identification of needs and the appropriate resources.
- **Neighborhood Strategy Team (NST)** involves the Police, Public Works, and the Community Development Departments to indentify and target blocks in the City that need improvements, ensuring that existing housing stock is maintained.
- **Code Education Program (CoEd)** allows staff to blanket targeted areas with code education flyers and offer classes to address blight and nuisance trends. This proactive program allows residents to correct issues before the City has to send a Notice of Violation. CoEd programs are offered in English and Spanish.

2014-2021 Objective: *Continue to provide a multi-faceted Code Enforcement program to improve substandard housing and preserve the quality of Monrovia's older residential neighborhoods. Inform households with code violations of available rehabilitation assistance to correct code deficiencies.*

4. CDBG Handyworker Grant Program

This program offers \$7,500 grants to lower income owner-occupied households to complete minor home improvements, addressing code violations and eliminating substandard housing. The City is constrained in the number of Handyworker grants it is able to provide, but will continue to offer the program as long as CDBG funds are available. The program is marketed through MAP and CoEd Programs.

2014-2021 Objective: *Seek to provide 4 Handworker grants annually, for assistance to 32 lower income households during the planning period. Market the program through MAP and CoEd Programs.*



5. Make a Difference Day

The Volunteer Center and City of Monrovia assist low-income households in need with home repairs and maintenance by coordinating volunteers who provide free labor and donated materials. Typically, one project each year can be classified as rehabilitation. This program is oriented to a special needs segment of the population (especially seniors and people with disabilities) that is often not reached by conventional programs.

2014-2021 Objective: *Continue to coordinate with the Volunteer Center in sponsoring Make A Difference Day every October. Identify qualifying properties through Code Enforcement efforts.*

6. Multi-family Design Guidelines

Establishing a clear set of design guidelines can improve the overall quality of development, enhance neighborhood compatibility on small infill sites, and help to facilitate the planning review process. As a means of providing better up-front direction to the development community regarding the desired character of multi-family residential development in Monrovia, the City will develop an illustrative set of Multi-Family Design Guidelines. In addition to building and site design elements, the Multi-Family Design Guidelines will also integrate recommendations for sustainable site planning and green building design to minimize reliance on natural resources and encourage alternative modes of transportation. The establishment of Multi-Family Design Guidelines, in conjunction with Program 19 to eliminate the current CUP requirement for small projects, will help to address potential development constraints associated with the City's multi-family processing procedures.

2014-2021 Objectives: *By the end of 2015, develop and adopt Multi-Family Design Guidelines which address development compatibility and promote sustainable site design and building practices, and serve to facilitate development review processing.*

7. Historic Landmark/Mills Act Contracts

To preserve historic homes, the City of Monrovia assists homeowners in establishing Mills Act Contracts so that homeowners can receive up to a 70 percent property tax reduction. This tax break allows homeowners to invest more in the restoration and preservation of the home. There are presently 128 locally designated landmarks and 118 Mills Act contracts in the City, with approximately 30% of contracts in lower income Census Tracts.

Property owners of Historic Landmarks are also eligible for other incentives including reduction in building permit fees, use of the state Historical Building Code, and relief from certain development standards in the Zoning Ordinance. Additionally, the City has adopted incentives to encourage the retention of older structures that contribute to the character of Monrovia's neighborhoods. Since many older homes tend to be smaller in size, they also tend to be more affordable. This is especially true for rental properties. These incentives are primarily targeted to underutilized multi-family zoned properties to encourage additional units to be constructed while maintaining period homes.

2014-2021 Objective: *Continue to administer and market the Mills Act Program:*

- *Inform property owners of potentially eligible properties at the counter.*
- *Update handouts every two years.*
- *Conduct annual outreach meetings with the local preservation group (MOHPG).*
- *Continue to use City website for distribution of materials and education.*



8. Adaptive Reuse

The conversion and reuse of outdated buildings can provide the opportunity for new residential uses within a community. As a housing strategy, adaptive reuse can introduce housing into non-residential areas, restore buildings to a useful purpose, and provide live/work space at a reasonable cost. Monrovia encourages the adaptive reuse of historic structures, allowing uses not otherwise allowed through the base zone as well as allowing for increased residential densities.

2014-2021 Objective: *Utilize adaptive reuse as a tool to expand housing opportunities and enhance the economic usefulness of outmoded buildings.*

9. Preservation of Affordable (At-Risk) Housing Units

Monrovia contains two projects, totaling 37 rent restricted units, considered at-risk of conversion to market rate during the 2013-2023 period. Affordability in these projects is tied to annual Section 8 contract renewals by HUD – Mayflower Arms (28 units) and 525 E Walnut Avenue (9 units). As presented in the Housing Element Needs Assessment, preservation of these projects through transfer of ownership to a non-profit or provision of rent subsidies is more cost effective than replacing affordable units through new construction. The following are strategies the City will undertake to preserve its 37 units of at-risk rental housing:

- **Monitor At-Risk Units:** Contact property owners within at least one year of the affordability expiration date to discuss the City's desire to preserve as affordable housing.
- **Economic Analyses:** Where property owners express an interest in preservation, conduct an economic analyses to determine the present-value cost of buying-down rents.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- **Negotiate with Property Owners:** Present options to owners for a one-time rent buy-down, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions.
- **Tenant Education:** Property owners are required to give a twelve-month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

2014-2021 Objective: *Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.*

ENSURING HOUSING DIVERSITY

10. Land Use Element and Sites Inventory

Monrovia updated its Land Use and Circulation Elements in 2008, substantially increasing allowable densities and encouraging mixed-use development in areas that previously did not permit residential use. The residential sites analysis demonstrates the availability for development



of approximately 3,100 units during the 2014-2021 Housing Element time frame, including over 2,800 medium- and high-density (30+ du/acre) mixed use units.

This residential development potential is more than adequate to address the City's share of regional housing needs, identified as 389 new dwelling units. As part of this Housing Element update, City staff updated the parcel-specific vacant and underutilized sites inventory that will continue to be used to assist developers in the identification of potential sites.

In order to encourage the assembly of smaller existing parcels into larger sites that can be more efficiently developed as a mixed-use project, the City will continue to consider the provision of incentives, including parking reductions, increased parcel coverage, reduction in open space requirements, fast-track processing, and City participation in infrastructure.

2014-2021 Objective: *Continue to provide appropriate land use designations to address Monrovia's share of regional housing needs, and provide incentives for consolidation of smaller parcels for development. Maintain an inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives for development of affordable units.*

11. Station Square Transit Village

The 80 acre Station Square Transit Village provides significant additional capacity for high density residential and mixed use development surrounding the new Metro Gold Line Station. Monrovia's General Plan identifies the opportunity for a true transit-oriented, high-density development in this area, with renovation of the historic Santa Fe depot to "serve as the centerpiece of a transit center surrounded by a mix of retail, office, residential, hotel, and open space uses." The planned multi-modal transit facility will provide linkages to amenities within Monrovia as well as surrounding communities.

The Station Square Transit Village Planned Development area (PD-Station Square Transit Village) has been purposely designed to allow maximum flexibility in the intensity and location of development in response to market conditions. The Transit Village provides for a range of housing types, with a minimum of 1,400 units up to 3,600 units within the PD area, and no density cap on individual parcels. Units can be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development above non-residential uses. In addition to the flexibility afforded by the PD guidelines, both in development standards and entitlements, the City is in the process of constructing substantial public infrastructure improvements, investing \$25 million in streets, sidewalks and utilities. Combined with the opening of the Gold Line station in 2016, these components will serve as a significant stimulus to development.

2014-2021 Objective: *Continue to provide zoning and development standards to facilitate residential and mixed-use development within the Station Square Transit Village, including incentives for the inclusion of affordable units (refer to Program 14). Finalize planning entitlements for the first residential development project in 2014, and complete public infrastructure improvements in 2016.*

12. Second Units

A second unit, or "granny flat", is an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons on the same parcel as the primary single-family dwelling. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income



by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Monrovia provides for second units through a ministerial, non-discretionary process. Chapter 17.44.160 of the Municipal Code permits attached and detached second units in Monrovia's single and multi-family residential zones, subject to the development standards of the underlying zone. One additional off-street garage parking space is required for the second unit.

While Monrovia continues to process second unit applications, with 13 permits issued during the last 2006-2013 RHNA planning period, the level of activity has been fairly modest. Considering the benefits second units can offer an aging population in particular, the City will undertake the following actions to encourage and facilitate the provision of second units:

- Re-evaluate current second unit standards, including requirement for garage parking, prohibition of exterior stairs for attached second units, and restrictions on second unit above a detached garage. Consider allowance for reduced setbacks and deviations from other standards through an administrative remedy process.
- Develop an educational brochure on second units, and discuss with development applicants opportunities to integrate second units in project design.

2014-2021 Objective: *By the end of 2015, re-evaluate the City's current second unit standards and amend the Zoning Code to better facilitate the provision of second units for seniors, caregivers, and other modest income households. Develop an educational brochure and make information available on the City's website, at the City Hall public counter, and at the Community Center. Encourage residential developers to integrate into project design as a form of multi-generational housing.*

13. Lot Consolidation Incentives

Monrovia's multi-family neighborhoods are characterized by small lots, generally less than 10,000 square feet in size. Small parcels result in some level of difficulty in achieving housing developments of a sufficient scale to render the inclusion of affordable housing units feasible, including access to State and Federal affordable housing resources. The potential consolidation of adjacent suitable sites, without increasing existing residential densities, would provide the opportunity to create more viable affordable housing developments.

As shown in the Housing Element Sites Analysis, many of the individual commercially-zoned parcels identified as suitable for residential and mixed use development are located adjacent to each other, and a handful share the same ownership. These parcels have potential for assembly into larger sites, enhancing the feasibility of achieving affordable units based on economies of scale, advantages in design, and in some cases, the ability to achieve an increase in the number of units.

As a means of facilitating the consolidation of parcels located within a quarter-mile of transit, the City will offer the following incentives:

- Guide property owners through the lot consolidation application process, and waive the fee for this particular entitlement.
- Assist property owners in identifying and applying for financial resources for projects which incorporate affordable units.
- Utilize the proposed Multi-Family Design Guidelines as a means to identify other tools to encourage lot consolidation where appropriate and consistent with the immediate neighborhood.



Any proposed project on consolidated sites would still need to undergo all other required review procedures, including the appropriate level of environmental review. As part of the City's new Multi-Family Design Guidelines, the City will establish a set of criteria to ensure that site consolidation does not result in developments that are out of scale with the immediate neighborhood.

2014-2021 Objective: *Adopt lot consolidation incentives by the end of 2015 and establish Multi-Family Design Guidelines to ensure compatibility of development.*

PROVIDING HOUSING AFFORDABLE TO MONROVIANS

14. Affordable Housing Development Assistance

The City can play an important role in facilitating the provision of quality, affordable and mixed-income housing in the community through provision of regulatory incentives, land write-downs, and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards and parking reductions;
- Density bonuses;
- City support in affordable housing funding applications; and
- Financial and land write-down assistance, as available, through the former MRA Housing Asset Fund or General Funds.

As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

Within one year of Element adoption, the City will develop an Affordable Housing Brochure and downloadable web page handout which describes the various resources and incentives available to support affordable housing in the community; the Brochure will be updated on at least a biennial basis. In order to specifically encourage and facilitate the development of higher density, affordable housing within the Station Square Transit Village Planned Development, the City will amend the PD to identify specific development standard incentives for affordable units, including but not limited to reduced parking and unit sizes.

2014-2021 Objective: *Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. By the end of 2014, update the Code to specify the waiver of 100% of application processing fees for projects with a minimum 10% ELI units. Amend PD12 (Station Square) in 2014 to establish specific development incentives for the inclusion of affordable units.*



15. Homeownership Assistance

As a participating city in Los Angeles County's CDBG Urban County program, first-time homebuyers in Monrovia have access to several homebuyer assistance programs offered through the Los Angeles County Community Development Commission (CDC). These include:

- **Homeownership Assistance Program (HOP).** This program offers deferred payment, 0% interest loans (up to \$60,000) for downpayment and/or closing cost assistance for low income (80% AMI) first-time homebuyers. The HOP Program is available for existing, new construction, approved short sales and real estate owned (REO) properties. Monrovia is a participating jurisdiction in the HOP program, and has for-sale housing stock which falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC), or the Southern California Home Financing Authority (SCHFA) Program. Borrowers must complete an 8-hour homebuyer education seminar from an approved HUD counseling agency.
- **Southern California Home Financing Authority (SCHFA) Mortgage Revenue Bond Program.** SCHFA is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low- to moderate-income households. The single-family mortgage revenue bond program offered by SCHFA provides 30 year, below-market fixed rate mortgage loans and a grant for downpayment and closing costs assistance. Eligibility includes maximum household incomes of approximately \$100,000, and sales price limits of approximately \$670,000. While the LA CDC administers the program, applicants work directly with participating lenders.
- **Mortgage Credit Certificate (MCC).** The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. The program helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings.

In addition to these programs offered directly to qualifying first-time homebuyers, the City has access to several competitive grant programs offered through the State Department of Housing and Community Development (HCD) it can use for homebuyer assistance, including the BEGIN (Building Equity and Growth in Neighborhoods) and CalHome programs.

2014-2021 Objective: *Develop a first-time homebuyer brochure identifying programs available through the County and State, and contact information for participating lenders. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development.*

16. Section 8 Rental Assistance

This program provides rental subsidies to very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. This program assists extremely low and very low income households. Monrovia participates in the Section 8 Program through a cooperative agreement with the Baldwin Park Housing Authority (BPHA) to administer Monrovia's Section 8 Program. Neighborhood Services staff is trained to provide information and provide referrals to BPHA.

2014-2021 Objective: *Continue to participate in the Section 8 program administered by BPHA. Provide information and a link on the City's website, and refer eligible residents to the BPHA.*



REMOVING GOVERNMENTAL CONSTRAINTS

17. Zoning Text Amendments for Special Needs Housing

As part of the Governmental Constraints analysis for the Housing Element update and pursuant to requirements under SB 2 (Government Code sections 65582, 65583 and 65589.5), several revisions to the Monrovia Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types for special needs populations. These Code revisions include:

- ✓ Creating a "community care facility" use category and definition; list community care facilities with 6 or fewer occupants as permitted in all residential zone districts and care facilities with 7 or more occupants as conditionally permitted in multi-family zone districts.
- ✓ Adding a definition of "family" that accommodates different household types and unrelated persons living together.
- ✓ Adding transitional housing and supportive housing to the Zoning Ordinance's definition section which shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- ✓ Adding single room occupancy (SRO) facilities within the Zoning Ordinance's definition section, and conditionally allow within specified commercial zoning districts;
- ✓ Identify emergency shelters as a by-right, permitted use in the M (Manufacturing) zone district subject to the same development and management standards as other uses permitted in the M zone. Develop written, objective standards to regulate the following, as permitted under SB 2:
 - ◆ The maximum number of beds or persons permitted to be served nightly;
 - ◆ Off-street parking;
 - ◆ The size and location of exterior/interior onsite waiting and client intake areas;
 - ◆ The provision of onsite management;
 - ◆ The proximity of other emergency shelters;
 - ◆ The length of stay;
 - ◆ Lighting;
 - ◆ Security during hours that the emergency shelter is in operation.

2014-2021 Objective: Amend the Zoning Ordinance by January 2014 to comply with State requirements under SB 2. Complete other identified Zoning Code amendments for special needs housing in calendar year 2014.

18. Update Residential Parking Standards and Minimum Unit Sizes

While Monrovia's development standards are aimed at ensuring the quality of development, certain standards may have the effect of constraining the provision of certain housing types. For example, the City's minimum unit size and parking requirements may serve as a disincentive to the construction of smaller units for Monrovia's workforce. While the Development Review Committee can approve modifications to these standards on a case-by-case basis, and the City has used to specific plan process to approve two recent projects with reduced parking and unit sizes, this process should be made more effective by adopting appropriate refinements to these standards and codifying in the Zoning Ordinance. The City will undertake a review and update of its minimum unit sizes and parking standards, including evaluation of the following to enhance parking efficiencies and sustainability:

- Reduced parking requirements for studio and one bedroom units;
- Reduced parking requirements in proximity to transit;
- Inclusion of bicycle parking requirements in parking standards; and
- Establishment of shared parking guidelines for mixed-use projects.



Program Objectives: By the end of 2014, evaluate and establish modified unit size thresholds and parking standards in the Zoning Ordinance to facilitate specific types of housing such as:

- Studio and one bedroom units
- Multi-family and mixed use developments within commercial areas
- Housing in proximity to transit (1/4 mile)

19. Infill and Affordable Housing Incentives in Multi-Family Zones

As a means of better facilitating the multi-family infill envisioned under the General Plan within areas designated High Density Residential, while at the same time incentivizing the provision of affordable units, the City will amend its RH (Residential High Density) zone to allow for residential by-right (without a CUP) in exchange for the incorporation of affordable units. More specifically, rental projects which provide a minimum of 25 percent lower income affordable units, and ownership projects which provide a minimum of 25 percent moderate income affordable units, will be entitled through the site plan and design review process. Small infill projects (fewer than 10 units) will be permitted by-right without the affordability requirement.

2014-2021 Objective: Initiate text amendments to the RH zoning designation to eliminate the CUP requirement for small multi-family infill projects and projects which incorporate a minimum of 25 percent affordable units.

20. Density Bonus

Pursuant to current state density bonus law (Gov't Code section 65915), applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- ✓ 10 percent of the total units for lower income households; or
- ✓ 5 percent of the total units for very low income households; or
- ✓ A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- ✓ 10 percent of the total units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- ✓ Reduced site development standards or design requirements.
- ✓ Approval of mixed-use zoning in conjunction with the housing project.
- ✓ Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms.

2014-2021 Objective: Update the City's density bonus provisions for consistency with current State requirements. Provide information on density bonus incentives during individual dealings with development applicants, and through creation and dissemination of an Affordable Housing brochure.



EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

21. Fair Housing Program

The Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information for Monrovia. HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts extensive fair housing education and outreach throughout the San Gabriel Valley.

2014-2021 Objective: *Continue to promote fair housing practices, and refer fair housing complaints to Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, at City Hall, and on the City's website. Continue to promote fair housing awareness through the MAP program.*

22. Reasonable Accommodation

Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities, including persons with developmental disabilities, and take measures to remove constraints. As part of this Housing Element, Monrovia has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. Nonetheless, the City has not yet adopted written procedures for requesting a reasonable accommodation, and is in the process of doing so to further encourage and facilitate the provision of housing for persons with disabilities. "Reasonable Accommodation Procedures for Disabled Persons" will be added to the Municipal Code to provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to provide disabled persons equal opportunities to use and enjoy housing.

2014-2021 Objective: *Adopt and implement a reasonable accommodation procedure; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Community Development Department's public counter.*

23. Housing Opportunities for Persons Living with Disabilities

The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The SGPRC currently provides services to 286 developmentally disabled residents within the Monrovia zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the SGPRC to implement an outreach program informing Monrovia families of housing and services available for persons with developmental disabilities, including making information available on the City's website.



Monrovia supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed community care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all multi-family residential zones, subject to a conditional use permit.
- Treatment of supportive and transitional housing as a residential use of property, subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards.
- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments.*

ENVIRONMENTAL SUSTAINABILITY

24. Sustainable Development and Green Programs



In 2007, the Monrovia Green Team was created to develop an environmental policy to guide the City in taking actions to improve or reduce negative impacts on the environment. The City Council adopted the Monrovia Environmental Accords which consist of 21 action items. One of the projects that

resulted from the Accords is the creation of the Green Building Program, which is being implemented through adoption of the California Green Building Code within Monrovia's Municipal Code.

Additionally, the City completed the Energy Action Plan (EAP) through a partnership with the San Gabriel Valley Council of Governments, which includes strategies for reducing residential energy consumption (i.e., education, energy efficiency improvements, etc.). Monrovia has hosted multiple events to educate residents on energy efficiency, including a Sustainability Expo which offered workshops pertaining to green building, energy efficiency and solar power, and the annual MAP conference which includes a booth and conference sessions promoting sustainability programs for residents.

The City recently became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) financing program. HERO allows property owners to fund small renewable energy or energy efficiency improvements through a Property Assessed Clean Energy (PACE) program and repay the loans as an item on the owner's property tax bill.

2014-2021 Objective: *Provide outreach and education to developers, architects and residents on green building and ways to incorporate sustainability in project design and existing structures. Advertise the availability of the HERO program to residents.*



Table 1: Housing Program Summary

Program	Program Goal	2014-2021 Objectives	Funding Source	Responsible Entity	Time Frame
Preserving Housing and Neighborhood Assets					
1. MAP Neighborhood Improvement Grants	Provide financial assistance for home repairs to low and moderate income households.	Seek to achieve 10 MAP projects annually. Advertise MAP Grants on the City's website, and through flyers at City Hall.	Housing Bond Revenues	Community Development Department - Neighborhood Services Section	2014-2021
2. MAP Education and Outreach	Foster civic engagement to enhance the overall quality of life in Monrovia.	Conduct annual Leadership Academy, and quarterly MAP trainings. Sponsor annual MAP Conference.	Housing Bond Revenues, General Fund	Community Development Department - Neighborhood Services Section	Leadership Academy and MAP Conference - annually. MAP trainings - quarterly.
3. Code Enforcement/ Neighborhood Preservation	Ensure the properties remain in compliance with City codes.	Continue to bring properties into compliance; provide information on available rehabilitation assistance.	CDBG	Community Development Department - Code Enforcement, Neighborhood Services Sections	2014-2021
4. CDBG Handyworker Grants	Provide financial assistance for home repairs to lower income households.	Seek to achieve 4 handyworker grants annually. Market program through MAP and CoEd programs.	CDBG	Community Development Department - Neighborhood Services Section	2014-2021
5. Make a Difference Day	Assist special needs populations in home rehabilitation needs.	Continue to coordinate with Volunteer Center on annual project. Identify properties through code enforcement.	Volunteer Center, Donations from local businesses	Volunteer Center, Community Development Department - Code Enforcement Section	Annually in October
6. Multi-family Design Guidelines	Ensure future development projects remain compatible with character and setting of Monrovia.	Develop design guidelines which address compatibility and sustainable site design and building practices.	General Fund	Community Development Department - Planning Division	Develop guidelines in 2015.
7. Historic Landmark/Mills Act Contracts	Preserve and maintain historic buildings in Monrovia.	Continue to administer and market the Mills Act Program.	General Fund	Community Development Department - Planning Division	2014-2021
8. Adaptive Reuse	Restore the economic usefulness of historic buildings.	Utilize adaptive reuse as a tool to expand housing opportunities.	General Fund	Community Development Department - Planning Division	2014-2021



Table 1: Housing Program Summary

Program	Program Goal	2014-2021 Objectives	Funding Source	Responsible Entity	Time Frame
9. Preservation of Affordable (At-Risk) Rental Housing	Maintain affordable housing rental stock.	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Section 8; HOME; and other State and Federal funds	Community Development Department	Contact at-risk property owners within one year of potential expiration.
Ensuring Housing Diversity					
10. Land Use Element and Sites Inventory	Provide sufficient sites for housing to meet RHNA for all income levels.	Maintain current inventory of sites, and provide to developers along with information on incentives.	General Fund	Community Development Department - Planning Division	2014-2021
11. Station Square Transit Village	Provide expanded sites for mixed use and high density residential development near transit.	Facilitate residential and mixed use development in the Station Square Transit Village, including incentives for the inclusion of affordable units.	Former RDA Housing Asset Fund; other outside sources	Community Development Department - Planning Division	Entitle the first residential project in 2014, and complete infrastructure improvements in 2016.
12. Second Units	Provide expanded housing options for modest income households, including seniors, caregivers, and students.	Re-evaluate City's second unit standards and revise as appropriate. Develop and disseminate educational information on second units.	General Fund	Community Development Department - Planning Division	Review/revise standards in 2015.
13. Lot Consolidation Incentives	Facilitate residential infill on small parcels.	Develop and adopt lot consolidation incentives	General Fund	Community Development Department - Planning Division	Adopt incentives in 2015.
Providing Housing Affordable to Monrovia					
14. Affordable Housing Development Assistance	Facilitate development of affordable housing by providing incentives for developers.	Provide regulatory and financial incentives for affordable housing, and develop Affordable Housing brochure. Waive Planning Dept. application fees for projects with min 10% ELI units. Incentivize affordable units in Station Square.	Former RDA Housing Asset Fund, General Funds; other outside sources.	Community Development Department - Planning Division	In 2014, complete the Affordable Housing Brochure; amend the Code for ELI units; and amend PD12 with incentives for affordable units. Update Brochure at least biennially.



Table 1: Housing Program Summary

Program	Program Goal	2014-2021 Objectives	Funding Source	Responsible Entity	Time Frame
15. Homebuyer Assistance	Assist first-time homebuyers in Monrovia	Develop brochure identifying available homebuyer programs. Apply to State in conjunction with future City assisted workforce housing.	General Fund; State and County funds	Community Development Department; LA County CDC; State HCD	Develop and disseminate brochures in 2014. Apply to State as workforce projects are proposed.
16. Section 8 Rental Assistance	Provide assistance to very low income households through Section 8 Rental Assistance.	Continue to offer tenants information regarding Section 8, including providing a link on the city's website.	HUD Section 8 funds	Community Development Department; LA County CDC	Add information to City website in 2014.
Remove Governmental Constraints					
17. Zoning Text Amendments for Special Needs Housing	Maintain consistency with State law by adopting provisions for a variety of special needs housing.	Adopt zoning text amendments to specify provisions for a variety of special needs housing, including requirements under SB 2.	General Fund	Community Development Department - Planning Division	Adopt SB 2 related amendments by Jan 2014, with the balance of code amendments by the end of 2014.
18. Update Residential Parking Standards and Unit Sizes	Address parking and unit size constraints to multi-family development.	Evaluate and establish modified unit size thresholds and parking standards in the Zoning Ordinance to facilitate specific types of housing.	General Fund	Community Development Department - Planning Division	By end of 2014.
19. Affordable Housing and Infill Incentives in Multi-Zones	Facilitate small multi-family infill, including mixed income projects, within areas designated High Density under the General Plan.	Amend the RH zone to eliminate CUP requirements for infill projects with <10 units, and projects with min. 25% affordable units.	General Fund	Community Development Department - Planning Division	Amend the Code in 2015.
20. Density Bonus	Provide density bonus and other incentives for the production of affordable housing.	Update Monrovia's density bonus ordinance. Incorporate within Affordable Housing brochure, and disseminate to development community.	General Fund	Community Development Department - Planning Division	By the end of 2014.



Table 1: Housing Program Summary

Program	Program Goal	2014-2021 Objectives	Funding Source	Responsible Entity	Time Frame
Equal Housing Opportunities and Special Needs					
21. Fair Housing Program	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.	General Fund	Community Development Department; Los Angeles County CDC; Housing Rights Center;	2014-2021
22. Reasonable Accommodation	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	General Fund	Community Development Department - Planning Division	Adopt procedures in early 2014.
23. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with developmental disabilities.	Coordinate with SGPRC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Low Income Housing Tax Credits; other State and Federal funds.	Community Development Department - Planning and Neighborhood Services Divisions	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.
Environmental Sustainability					
24. Sustainable Development and Green Programs	Encourage energy and natural resource conservation and reduce greenhouse gases.	Provide outreach and education to developers and residents on green building and ways to incorporate sustainability in project design and existing structures. Advertise the availability of HERO program to residents.	General Fund	Community Development Department	Begin advertising HERO program in 2014.



Summary of Quantified Objectives

The following Table 2 summarizes Monrovia's quantified objectives for the 2014-2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its 2014-2021 RHNA; rehabilitation objectives to be implemented through MAP and Handyworker grants; and conservation objectives to preserve assisted rental housing at-risk of conversion to market rates.

Table 2: Quantified Objectives 2014-2021

Income Groups	New Construction	Rehabilitation	Conservation
Extremely Low	50	--	--
Very Low	51	28	29
Low	61	56	--
Moderate	65	28	--
Above Moderate	162	--	--
TOTAL	389	112	29

New Construction: Goal reflects 2014-2021 RHNA. Of Monrovia's allocation for 101 very low income units, half is allocated to extremely low and half to very low income households.

Rehabilitation: Goal reflects 10 MAP grants and 4 CDBG Handyworker grants annually, for a total of 112 grants over the 8 year planning period. The income distribution is based on an estimated 25% of grants benefitting very low income households, 50% benefitting low income households, and 25% benefitting households earning moderate incomes.

Conservation: Goal reflects continued renewal and preservation of existing Section 8 contracts in Mayflower Arms and at 525 E. Walnut.





APPENDIX A

HOUSING ELEMENT BACKGROUND REPORT

APPENDIX A: HOUSING ELEMENT BACKGROUND REPORT

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INTRODUCTION TO BACKGROUND REPORT

The City of Monrovia 2014-2021 Housing Element consists of two components: 1) the Housing Element document; and 2) the Housing Element Background Report.

- ❖ The **Housing Element document** presents Monrovia's Housing Plan for the 2014-2021 planning period - its goals, policies and implementation programs relative to the maintenance, preservation, improvement and development of housing for all economic segments of the community.
- ❖ The **Housing Element Background Report** includes all the detailed background information and analysis required under State Housing Element law, and provides the foundation for development of Monrovia's eight year Housing Plan.

Monrovia's Housing Element Background Report includes the following four chapters:

1. Housing Needs Assessment
2. Housing Resources
3. Potential Housing Constraints
4. Evaluation of Accomplishments under Existing Housing Element

In preparing the Housing Element Background Report, and the Housing Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Report.

- ❖ Demographic and housing data is derived from the 2010 Census, American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- ❖ SCAG's 2008-2035 Regional Transportation Plan/ Sustainable Communities Strategy Growth Forecast provides population and employment projections;
- ❖ Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- ❖ 2012/2013 housing market information is obtained through internet rent surveys, and DataQuick sales transactions;
- ❖ SCAG's 2014-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- ❖ Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

I. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment serves as the foundation for Monrovia's Housing Element. Its purpose is to provide a comprehensive assessment of the community's existing housing needs, and to evaluate household and demographic trends impacting those needs. The results of the Needs Assessment will provide direct input into creation of an effective housing strategy for Monrovia's Housing Element update.

The Monrovia Housing Needs Assessment is comprised of the following sections, as required under State Housing Element law:

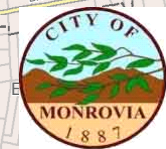
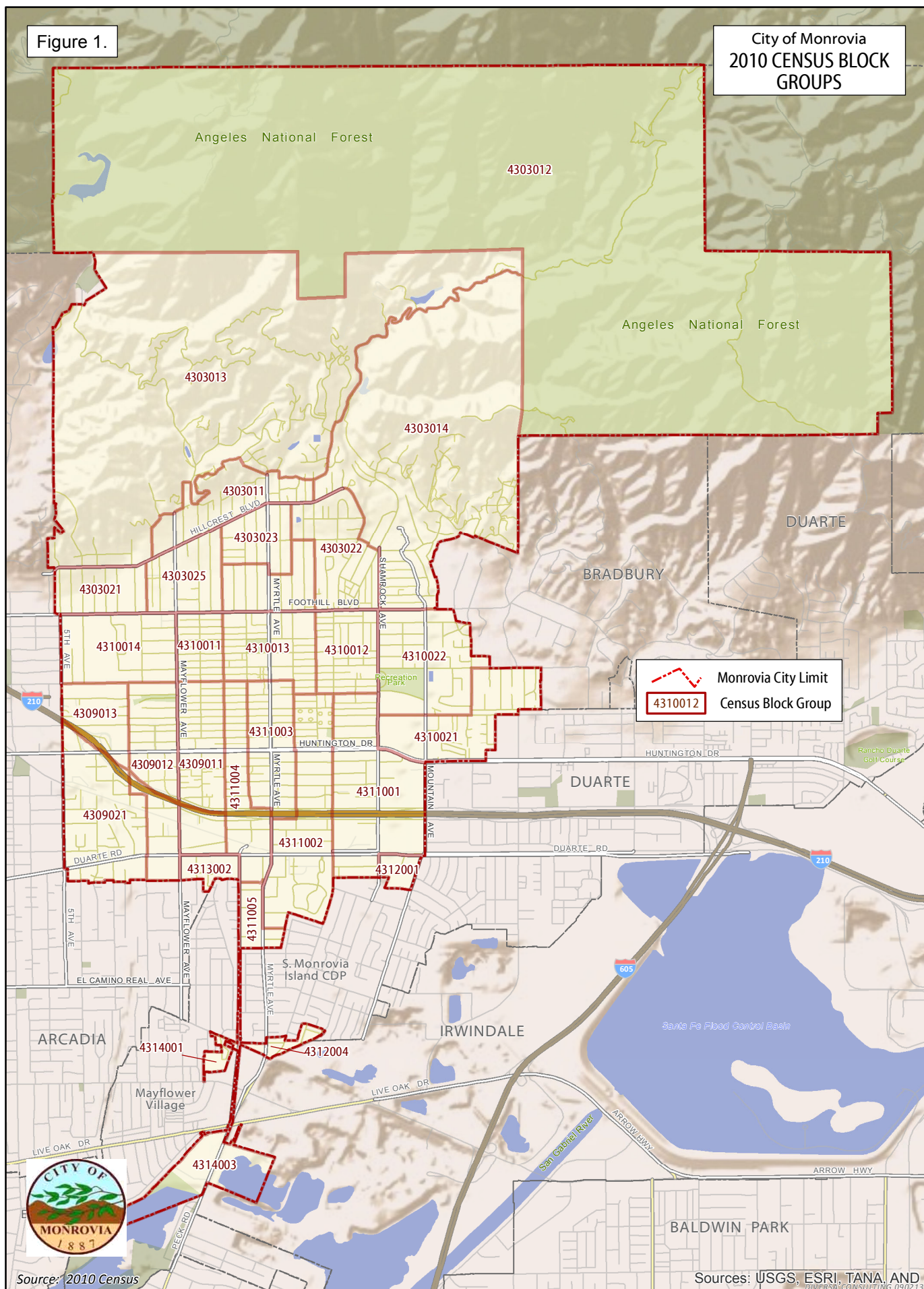
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- D. Persons with Special Needs
- E. Existing Housing Stock
- F. Housing costs and Affordability
- G. Affordable Housing Inventory
- H. Future Housing Needs (RHNA)

Much of the demographic and household data in the Needs Assessment is derived from the 2010 US Census and the 2007-2011 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Needs Statement. Current housing market data is compiled from a variety of sources, including DataQuick sales transactions and internet rental listings. The City provided information on the inventory of affordable housing in Monrovia, and the California Housing Partnership Corporation assisted in evaluating assisted units at risk of conversion to market rates. Finally, the Southern California Association of Governments (SCAG) provided future projections of population, employment and regional housing needs.

A variety of housing needs maps are provided based on census tract data; Figure 1 depicts the 2010 census block group boundaries for Monrovia.

Figure 1.

City of Monrovia
2010 CENSUS BLOCK
GROUPS



Source: 2010 Census

Sources: USGS, ESRI, TANA, AND
DIVERSA CONSULTING 090213

A. Population Characteristics

Population Trends

Monrovia is a built-out community and has not experienced significant population growth since the 1980s, a decade during which the City grew by 14.3 percent and added nearly 4,500 new residents. During the 1990s, Monrovia's population increased by 3.3 percent, followed by a 0.9 percent drop in population during the 2000s. The State

Department of Finance estimates the City's 2013 population at 36,943, offsetting the loss of the prior decade and bringing Monrovia's population back up to 2000 levels.

Table 1: Monrovia Population Growth 1980-2013

Year	Population	Numerical Change	Percent Change
1980	31,291		
1990	35,761	4,470	14.3%
2000	36,929	1,168	3.3%
2010	36,590	-339	-0.9%
2013	36,943	353	1.0%

Source: 1980- 2010 Census; 2013 Dept of Finance Report E-1

Table 2 compares population growth trends in Monrovia with the region as measured under the past three decennial censuses. As indicated, Monrovia has been growing at a slower rate than the surrounding Upper San Gabriel Valley subregion, which in turn is experiencing far more limited population growth than Los Angeles County as a whole.

Table 2: Regional Population Trends 1990-2010

Jurisdiction	1990	2000	2010	Change (1990-2000)		Change (2000-2010)	
				Number	Percent	Number	Percent
Los Angeles County	8,863,164	9,519,338	9,818,605	812,601	8.5%	299,267	3.1%
Upper San Gabriel Valley CCD *	299,775	320,969	323,899	21,194	6.6%	2,930	0.9%
Monrovia	35,761	36,929	35,590	1,168	3.3%	-339	-0.9%

Source: 1990, 2000, and 2010 Census

* Arcadia, Bradbury, Duarte, El Monte, Monrovia, Sierra Madre, South El Monte, and adjacent Co. islands

In terms of future growth trends, the Southern California Association of Governments (SCAG) forecasts that Monrovia's population growth will continue to be well below the County as a whole. By the year 2035, Monrovia's population is projected to grow to 39,400, a modest increase in approximately 3,000 residents above 2008 levels.

Table 3: SCAG Population Projections

	2008	2020	2035
Monrovia	36,300	37,700	39,400
% change		3.9%	4.5%
LA County	9,778,000	10,404,000	11,353,000
% change		6.4%	9.1%

Source: SCAG 2012-2035 Regional Transportation Plan/ Sustainable Communities Strategy

Age of Population

Table 4 displays the City's age distribution in 1990 and 2010, and compares this with the County. The most significant change in Monrovia's age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. The proportion and number of young adults declined significantly over the past two decades, from 37 to 29 percent and dropping by nearly 2,500 residents. Conversely, the City's middle age population increased by over 4,400 residents and now comprises 28 percent of the population. Factors contributing to this shift in the age structure include an aging in place of young adults into the middle age bracket, and the limited number of new young adults and families moving into the community due in part to high housing costs. The aging of Monrovia's population is borne out by an increase in the median age from 31.0 years in 1990 to 37.9 years in 2010, well above the County's median age of 34.8 years.

Table 4: Age Distribution 1990-2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	LA County %
Preschool (< 5 years)	3,183	9%	2,374	7%	7%
School Age (5-17 years)	5,972	17%	6,140	17%	17%
College Age (18-24 years)	3,934	11%	3,084	8%	11%
Young Adults (25-44 years)	13,231	37%	10,733	29%	30%
Middle Age (45-64 years)	5,579	15%	10,018	28%	24%
Early Seniors (65-74 years)	2,125	6%	2,256	6%	6%
Mature Seniors (75+ years)	1,737	5%	1,985	5%	5%
TOTAL	35,761	100%	36,590	100%	100%
Median Age	31.0 years		37.9 years		34.8 years

Source: 1990, 2010 Census

Race and Ethnicity

Monrovia's population has continued to diversify over the past 20 years, becoming more similar to the County as a whole. Most notably is the increase in the Hispanic population (28% to 38%) and a decrease of the non-Hispanic White population (57% to 41%). Monrovia's increase in residents (from 4% to 11%) identifying as Asian/Pacific Islander is consistent the growing Asian population throughout the San Gabriel Valley.

Table 5: Racial and Ethnic Composition 1990-2010

Racial/Ethnic Group	Monrovia		Los Angeles County	
	1990	2010	1990	2010
Non-Hispanic White	57%	41%	41%	28%
Hispanic	28%	38%	38%	48%
African American	10%	6%	10%	8%
Asian/Pacific Islander	4%	11%	10%	14%
American Indian	<1%	<1%	<1%	<1%
Other Race	<1%	3%	<1%	2%

Source: 1990, 2010 Census

B. Household Characteristics

Household type, size and income level are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in Monrovia.

Household Type

The Census defines a household as all persons living in a housing unit as their usual place of residence. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

As illustrated in Table 6, the 2010 Census documents that Monrovia was home to 13,762 households, an increase of over 500 households since 1990. The City had an average household size of 2.65 persons and an average family size of 3.24 persons, reflecting a slight shift from 1990 levels. The City's average household size is slightly less than the Los Angeles County average household size of 2.98.

Families continue to comprise the majority of the households in Monrovia, and have remained relatively similar in proportion from 66 to 67 percent over the past two decades, just slightly lower than the 68 percent families Countywide. Families without children evidenced the largest change, comprising of 37 percent of households in 2010 compared to 34 percent in 1990, an increase of over 400 families without children. In contrast, single person households remained steady at 26 percent of households over the two decades. The decline in families with children, combined with the decline in young adults and increasing middle age and senior populations, suggests that Monrovia's households are aging in place.

Figure 2 on the following page depicts the location of households with children in Monrovia, and illustrates the greatest concentrations (35-44%) are generally located in the neighborhoods south of Colorado Blvd. surrounding the central core of the City.

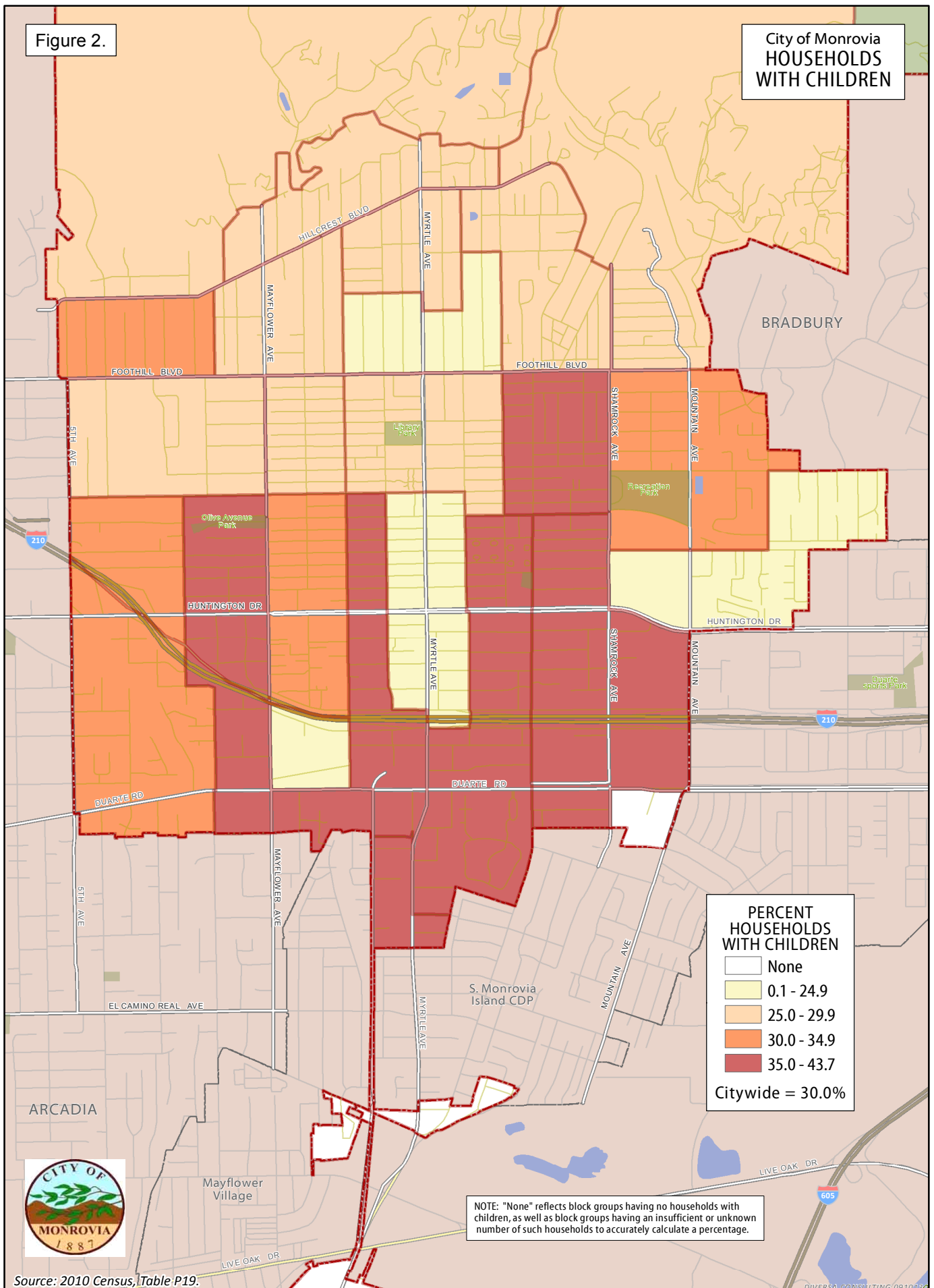
Table 6: Household Characteristics 1990-2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	LA County %
Families	8,753	66%	9,146	67%	68%
With children	4,277	(32%)	4,181	(30%)	(33%)
With no children	4,502	(34%)	4,965	(37%)	(35%)
Singles	3,416	26%	3,649	26%	24%
Other non-families	1,073	8%	967	7%	8%
Total Households	13,242	100%	13,762	100%	100%
Average Household Size	2.68		2.65		2.98
Average Family Size	3.23		3.24		3.58

Source: 1990, 2010 Census

Figure 2.

City of Monrovia
HOUSEHOLDS
WITH CHILDREN



Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County (area) median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 7, and are used throughout the Housing Element.

Table 7: State Income Categories

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,950	\$20,500	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table 8 presents the distribution of household income in Monrovia by income category. At 50 percent, above-moderate income households (>120% AMI) comprise the majority of households in the City. In contrast, over 4,500 households in Monrovia earn lower incomes (<80% AMI). While relatively limited in number (10% of households), extremely low-income (ELI) households (<30% AMI) have significant housing needs. According to Census Data compiled by HUD, 23 percent of the City's ELI households are homeowners (322 households), with 51 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 1,057 ELI renter households, two-thirds spend more than half their incomes on rent.

Table 8: Household Income Distribution 2010

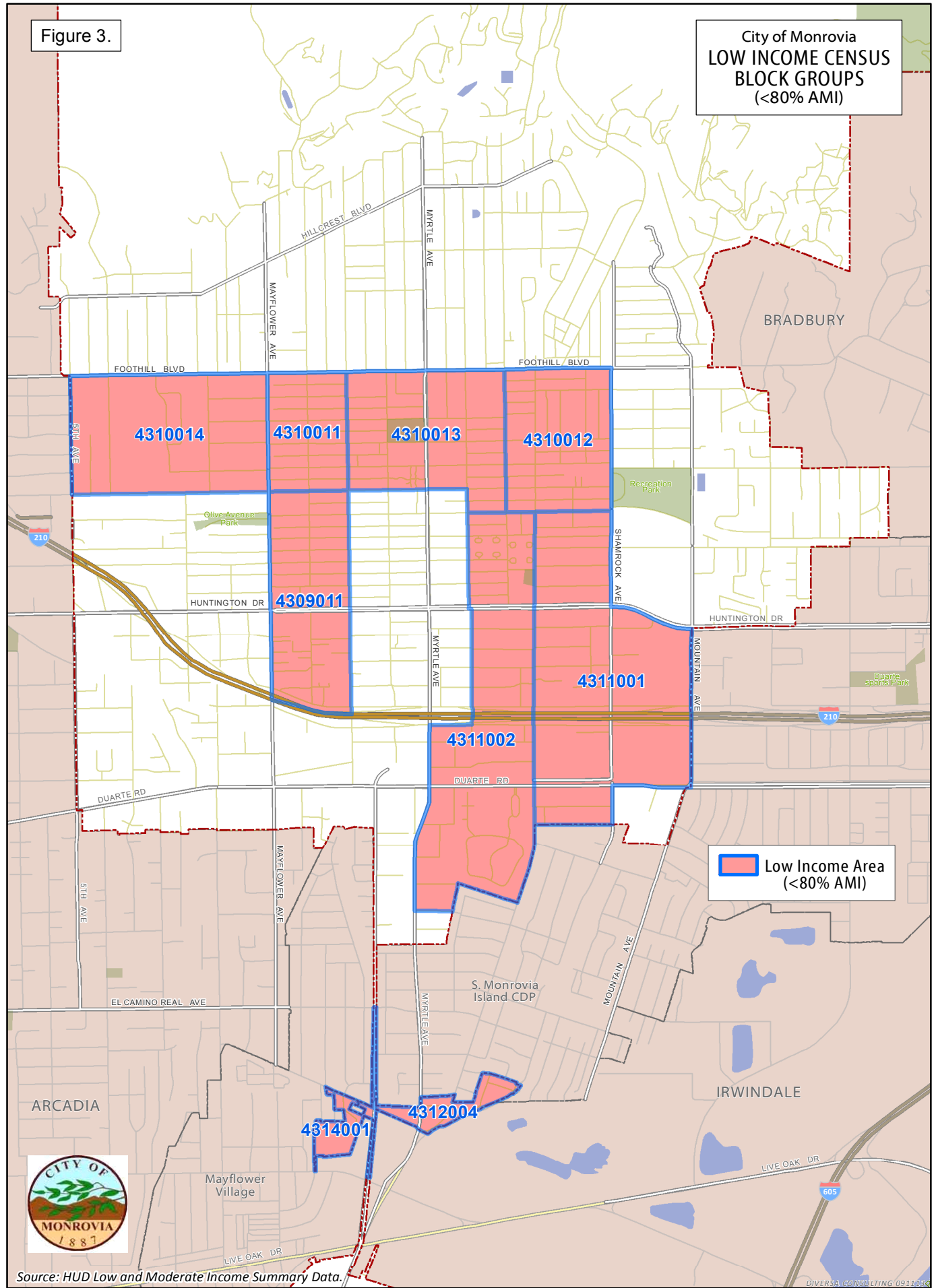
Income Level	Households	Percent (%)
Extremely Low Income	1,379	10%
Very Low Income	1,429	10%
Low Income	1,750	13%
Moderate Income	2,410	17%
Above Moderate Income	6,899	50%
TOTAL	13,867	100%

Source: SCAG Existing Housing Needs Statement, July 2011

The federal Department of Housing and Urban Development (HUD) defines an area of low income concentration as a census tract or block group where 51 percent or more of the residents earn 80 percent or less of the Metropolitan Statistical Area (MSA) area median income (AMI). Figure 3 depicts HUD-designated low income census block groups in Monrovia, also referred to as "CDBG qualified areas".

Figure 3.

City of Monrovia
LOW INCOME CENSUS
BLOCK GROUPS
(<80% AMI)



Low Income Area
(<80% AMI)



Source: HUD Low and Moderate Income Summary Data.

Poverty

The poverty level is an income level below which a person or household is officially considered to lack adequate subsistence and to be living in poverty. The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2012 U.S. poverty threshold for a family of four was \$23,050. As indicated in Table 9, the level of poverty in Monrovia has declined significantly between 2000 and 2010 for all groups evaluated, and to a greater extent than the decline in poverty Countywide. For example, 9.6 percent of individuals in Monrovia were living in poverty in 2010, compared to 13.1 percent in 2000. As a group, female-headed households with children are most impacted by poverty, with 21.7 percent of this group living in poverty in Monrovia, and 35.8 percent Countywide.

Table 9: Poverty Status 2000-2010

Groups in Poverty	2000			2010		
	Persons/ Families	Percent	LA County %	Persons/ Families	Percent	LA County %
Individuals	4,797	13.1%	17.9%	3,497	9.6%	16.3%
Children (under 18)	1,842	18.6%	24.6%	994	11.7%	23.1%
Families	886	9.7%	14.4%	665	7.3%	13.0%
Female-Headed w/ Children	439	31.0%	37.0%	245	21.7%	35.8%

Source: 2000 Census; 2007-2011 American Community Survey

Workforce Income levels

Many of the workers who make up Monrovia's workforce earn modest incomes, making it challenging to afford to live in the City. Table 10 presents a sampling of occupations in Los Angeles County that fall within very-low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Monrovia with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low-income occupations, such as retail sales workers, nursing aides, and preschool teachers and teacher assistants cannot afford market rents in Monrovia. While rent levels are within the level affordable to moderate and even most low-income occupations, the current availability of rental units in Monrovia is limited.

Table 10: Los Angeles County Wages for Select Occupations 2012

Very Low Income (< \$33,750 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	--	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
Low Income (\$33,750 - \$54,000 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
Moderate Income (\$54,000 - \$62,200 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

Source: 2012 California Occupational Employment Statistics – L A County; 2012 State HCD Income Limits.
Income categories based on two-person household with single wage earner.
Max affordable housing cost based on 30% of income.

Household Overcrowding

Overcrowding typically results when either the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. This can lead to overcrowding if the housing unit is not large enough to accommodate all of the people effectively. In general, overcrowding is a measure of the ability of existing housing to adequately accommodate residents and can result in deterioration of the quality of life within a community.

The Census defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded.

Table 11 shows the incidence of overcrowding in Monrovia and Los Angeles County by tenure, as measured by the 2007-2011 American Community Survey. As indicated, 6.4 percent of all households in Monrovia were living in overcrowded conditions, well below the incidence of overcrowding Countywide where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households (9.4% for renters vs. 3.2% for owners), the level of renter overcrowding has declined over the past decade, from 13.8 percent in 2000 to 9.4 percent in 2010.

Table 11: Overcrowded Households 2010

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	214	3.2%	6.1%
Severe Overcrowding	29	<1%	1.5%
Renters			
Overcrowding	645	9.4%	17.4%
Severe Overcrowding	132	1.9%	8.0%
Total Overcrowding	859	6.4%	12.0%

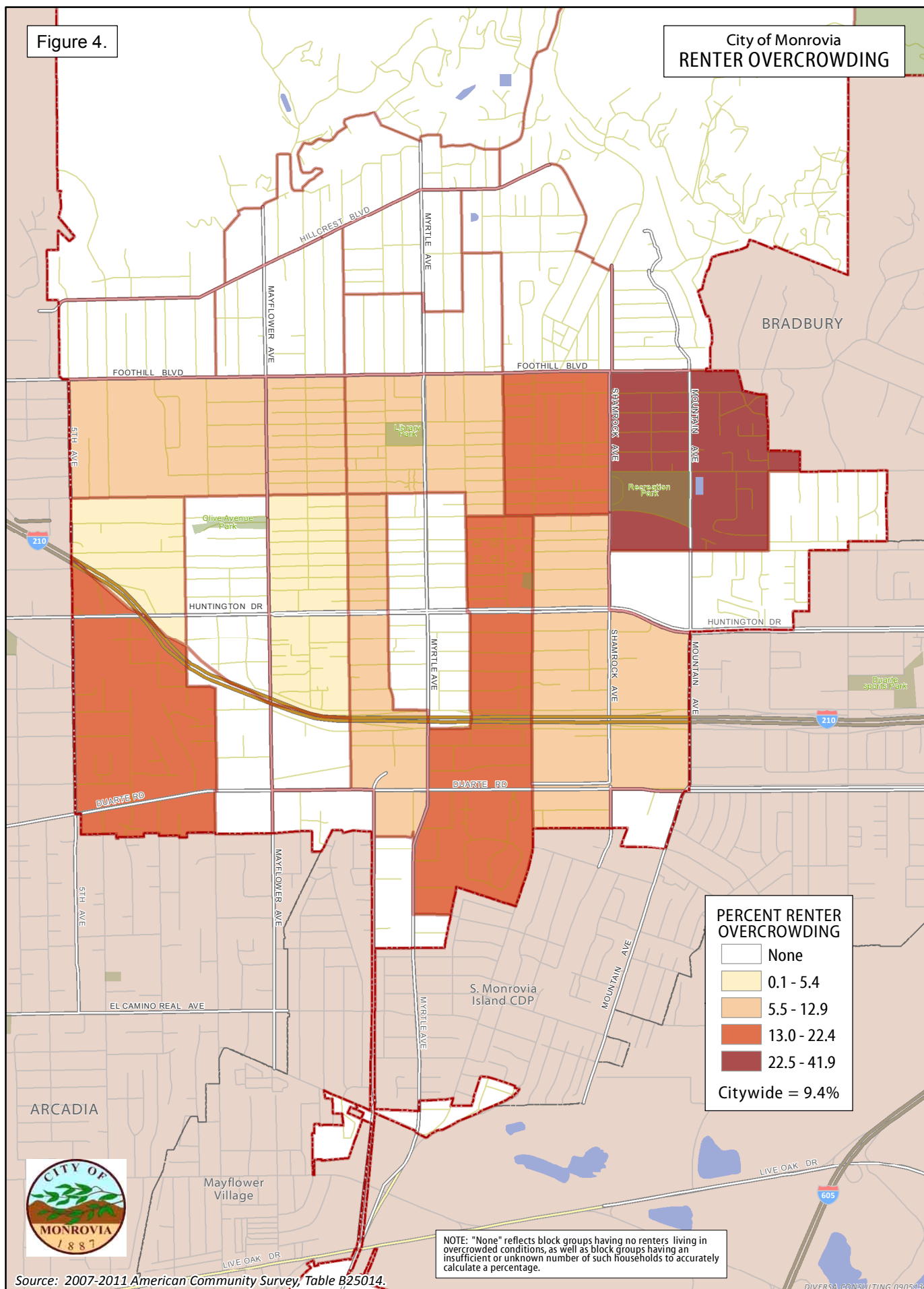
Source: 2007-2011 American Community Survey

Note: Severe overcrowding is a subset of overcrowding.

While household overcrowding is a relatively minor issue in Monrovia, certain neighborhoods do evidence greater concentrations of overcrowded households. Figure 4 depicts renter overcrowding by census block group. The highest incidence of renter overcrowding (42%) occurs in the neighborhood east of Shamrock Ave, north of Royal Oaks Dr and south of Foothill Blvd. (though it should be noted that just 1/4 of the households in this area are renters). Three additional areas evidence renter overcrowding of 20 percent: the adjacent neighborhood west of Shamrock and north of Colorado (also a designated Low Income census tract); the residential neighborhoods west of California and east of downtown (encompassing two MAP neighborhoods and a designated low income tract); and the area south of the 210 freeway and west of Alamitas Avenue.

Figure 4.

City of Monrovia
RENTER OVERCROWDING



Source: 2007-2011 American Community Survey, Table B25014.

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Household Overpayment

A standard measure of determining housing affordability is that housing expenses (including utilities) should not exceed 30 percent of a household's income. Households that exceed 30 percent are considered to be overpaying. Severe overpaying occurs when households pay more than 50 percent of their gross income for housing. A lack of affordable housing opportunities often results in households overpaying for housing. Table 12 shows the incidence of overpayment in Monrovia.

Table 12: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (>30% income on housing)	2,863	41%	45%
Severe Overpayment (>50% income on housing)	1,083	16%	22%
Lower Income Households Overpaying	748	60%	65%
Renters			
Overpayment (>30% income on housing)	3,282	48%	56%
Severe Overpayment (>50% income on housing)	1,872	27%	29%
Lower Income Households Overpaying	2,306	68%	67%
Total Overpayment	6,145	44%	49%

Source: 2005-2009 American Community Survey. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2007 American Community Survey, 48 percent of renters in Monrovia were spending more than 30 percent of their income on housing, with 27 percent spending more than half their income. This level of renter overpayment represents an increase from 2000 when 40 percent of Monrovia renters experienced overpayment, and 17 percent experienced severe overpayment. Similarly, the level of renter overpayment increased significantly in Los Angeles County over the past decade, and at 56 percent exceeds that in Monrovia. In terms of overpayment among lower income households (<80% AMI), 2,306 lower income renter households and 748 lower income owners were faced with overpayment in Monrovia. The impact of housing overpayment on Monrovia's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

C. Employment Characteristics

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast estimates there were a total of 17,700 jobs in Monrovia in 2008, and projects a 7.8 percent increase in Monrovia's employment over the 2008-2035 period. In contrast, SCAG projects a 10.9 percent increase in employment Countywide during this same period.

Table 13: SCAG Employment Projections

	2008	2020	2035
Monrovia	17,700	18,300	19,100
% change		3.4%	4.4%
Los Angeles County	4,340,000	4,558,000	4,827,000
% change		5.0%	5.9%

Source: SCAG 2012-2035 Regional Transportation Plan/ Sustainable Communities Strategy

As depicted in Table 14, the Census identifies approximately 17,000 *primary* jobs in Monrovia in 2011¹. Manufacturing is the most dominant employment sector (14.1%), followed by retail trade (13.2%), administration and support (11.8%), and professional, scientific and technical services (10%).

Table 14: Primary Jobs by Industry Sector 2011

Industry Sector	# Jobs	% Total Jobs
Manufacturing	2,348	14.1%
Retail Trade	2,179	13.1%
Administration & Support, Waste Management & Remediation	1,972	11.8%
Professional, Scientific and Technical Services	1,662	10.0%
Health Care and Social Assistance	1,381	8.3%
Accommodation and Food Services	1,302	7.8%
Educational Services	1,196	7.2%
Finance, Insurance and Real Estate	1,124	6.7%
Wholesale Trade	889	5.3%
Other Services (excluding Public Administration)	727	4.4%
Construction	586	3.5%
Management of Companies and Enterprises	402	2.4%
Public Administration	288	1.7%
Transportation and Warehousing and Utilities	287	1.7%
Information	272	1.6%
Arts, Entertainment and Recreation	80	0.5%
TOTAL	16,995	100%

Source: 2011 Census OnTheMap Application <http://onthemap.ces.census.gov/>

¹ The Census defines a "primary job" as the highest paying job for a worker for the year, but excluding self-employed or "informally employed" workers.

Resident Employment and Commuting Patterns

The State Employment Development Department (EDD) identifies 21,100 Monrovia residents in the civilian labor force in 2013. EDD measured the July unemployment rate in Monrovia at 9.5 percent, compared to countywide unemployment of 10.8 percent.

The majority of Monrovia residents in the labor force work elsewhere in Los Angeles County. Therefore the County's employment trends have a great impact on the City. While Los Angeles County has a diverse economy, its composition has changed substantially over the past several decades and continues to transition. Still one of the largest manufacturing centers in the United States, since the 1960s, the manufacturing industry has declined steadily. However, other sectors, such as information, health and education, and service oriented industries have grown.

In addition to land availability, the lack of higher wage jobs continues to be a concern for economic development and social considerations for the future of the County. Some higher paying sectors are projected to grow in the coming years, including Educational and Health Services, and Professional and Business Services. These sectors have the potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment.

Table 15 documents commuting patterns in Monrovia and Los Angeles County in 1990 and 2010. As indicated, 21 percent of Monrovia residents work within the City, compared to 39 percent of residents Countywide also working in the city in which they live. (The County % is skewed by the presence of large cities like Los Angeles and Long Beach where high proportions of residents are also able to work within their city limits). It is interesting to note however, that even though that a smaller percentage of Monrovia residents also work in the same city in which they reside than countywide, the median travel time to work is 2½ minutes less than the County as a whole. Average travel time in Monrovia increased by two minutes between 1990 to 2010.

One of the primary goals of the City is to encourage a greater job balance with residential including live/work development.

Table 15: Commuting Patterns 1990-2010

	Monrovia		Los Angeles County	
	1990	2010	1990	2010
Residents worked in City	20%	21%	39%	39%
Residents Worked outside City	80%	79%	62%	61%
Residents Worked in County	95%	96%	94%	93%
Residents Worked outside County	5%	4%	6%	7%
Median Time to Work (minutes)	24.4	26.5	25.8	29.1

Source: 1990 Census; 2007-2011 American Community Survey

D. Persons with Special Needs

Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. Characteristics such as age, physical limitations and single parenthood are typically present in a large portion of the special needs population. It is important for the community to accommodate a variety of housing types to serve such special needs groups. Affordability issues are also important to groups such as female-headed households or college students. Therefore, the City needs to evaluate the types of special needs groups to appropriately address special housing needs.

Table 16: Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	4,241		12%
<i>With a Disability*</i>	1,540		(36%)
Senior Households		2,744	20%
Renter		1,087	(40%)
Owner		1,657	(60%)
Senior Homeowners Living Alone		585	(35%)
Persons with Disability*	3,313		9%
Female-Headed Households		2,073	15%
<i>with Related Children</i>		950	(46%)
Large Households		1,647	12%
Renter		852	(52%)
Owner		795	(48%)
Total Monrovia Population/Households	36,590	13,762	

Source: 2010 Census; *2009-2011 American Community Survey

Note: Numbers in () reflect % of special needs group, and not % of total City population/ households. For example, of Monrovia's senior households, 40% are renters and 60% are owners.

Senior Households

Seniors are a significant special needs group in Monrovia, comprising 20 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Consistent with trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

Although often viewed as homogeneous, Monrovia's senior population is quite diverse. Among the City's 2,744 senior households, 60 percent own a home and 40 percent rent housing. Nearly half of Monrovia's seniors are 75 years of age and above, a population, which may require more supportive housing options as they age and become frailer.

Some of the more pressing housing needs of Monrovia's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Monrovia's approximately 1,100 senior renter households, half are very low income (<50% AMI). Market rents in Monrovia are beyond the level affordable to very low income households, as confirmed by the Census, which documents 50 percent of the City's very low income senior renters spending more than half of their incomes on rent.
- **Disabilities.** The Census identifies 36 percent of Monrovia's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population may require various levels of housing support.
- **Housing maintenance.** Of Monrovia's approximately 1,700 senior homeowners, one-third live alone. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility. Figure 5 depicts the incidence of senior homeowners residing alone in Monrovia by census block group, with the greatest concentration located in eastern edge of the City north of Huntington Drive, which encompasses the City's two mobile home parks. Several neighborhoods located immediately north of Foothill Boulevard also exhibit high numbers of single-family homes occupied by an individual senior citizen.

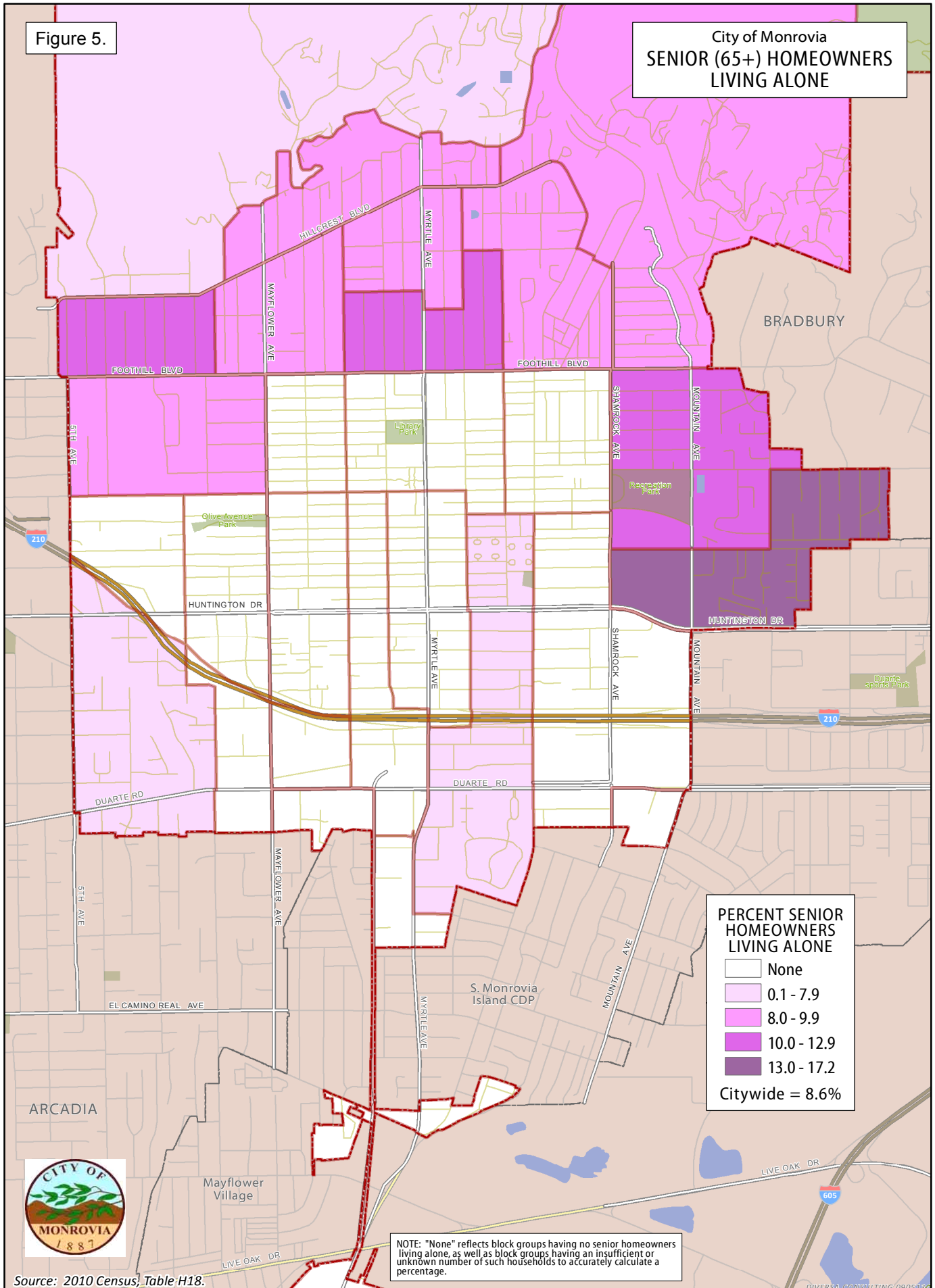
Addressing the diverse housing needs of Monrovia's senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

The City and its former Redevelopment Agency have assisted in the development of two affordable rental housing developments for independent seniors – Regency Court and Heritage Park. These two projects provide 191 rent-restricted units for very low and low income seniors.

Another common special need among the senior population is for care facilities that combine meal, medical, and daily living assistance in a residential environment. Monrovia currently has four California Department of Social Services licensed elderly care facilities that provide such supportive services: The Gables (75 person capacity), Singing Oaks Retirement Community (49 person capacity), Leven Oaks (36 person capacity), and Golden Paradise Guest Home (6 person capacity). In addition, the recently completed Royal Oaks/Santa Teresita Assisted Living provides 22 congregate care apartment units for seniors.

Figure 5.

City of Monrovia
SENIOR (65+) HOMEOWNERS
LIVING ALONE



Source: 2010 Census, Table H18.

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Female-headed Households

Female-headed households are generally considered to have special needs because their incomes tend to be lower, making it difficult to obtain affordable housing or because they have specific physical needs related to housing (such as child care). The 2010 Census reports 2,073 female-headed family households in Monrovia, comprising 15 percent of total households. Approximately half have children under the age of 18; 29 percent of the City's female-headed households with children have incomes which fall below the level of poverty. These households need assistance with housing subsidies, as well as accessible and affordable child care.

Persons with Disabilities

A disability is generally defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2009-2011 American Community Survey (ACS) identifies 3,313 Monrovia residents as having one or more disabilities, representing nine percent of the City's population. Nearly half of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Monrovia's disabled residents:

- Ambulatory – 63%
- Cognitive – 37%
- Hearing – 27%
- Vision – 17%

Of the City's senior population, 36 percent suffer from a disability. As Monrovia's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Monrovia has five licensed adult residential facilities and three licensed group homes for youth, providing housing for up to 25 developmentally disabled adults and 16 children with disabilities.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next

five years, many of whom will want to live independently and need appropriate housing.

The San Gabriel Valley Regional Center (SGPRC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the City of Monrovia zip code 91016, the San Gabriel/Pomona Regional Center currently provides services to 286 residents with developmental disabilities, generating an estimated need for 93 housing units:

**Table 17: Developmentally Disabled Residents
Served By San Gabriel/Pomona Regional Center**

City of Monrovia	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
Persons served	132	54	84	12	4	286
Est. Housing Need*	33	27	29	3	1	93

Source: San Gabriel/Pomona Regional Center, September 2013

*The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Monrovia supports the provision of housing for persons with disabilities, and has provisions in its Zoning Code to enable group housing, and is developing written procedures for reasonable accommodation requests. Housing Element programs to facilitate affordable housing can also assist residents with developmental disabilities.

Large Households

Large households are defined as consisting of five or more members and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Monrovia, large households comprise 12 percent of total households. Of the City's large households, approximately half are renters, totaling 852 renter households with five or more members. The 2007-2011 American Community Survey documents 1,144

rental units in Monrovia with 3 or more bedrooms, in general, the appropriate size for households with five to six members. While the supply of 3+ bedroom rental units exceeds the number of large renter households, the actual availability of these units is limited. For example, just five percent of the apartments identified in the Housing Element rent survey were three bedroom units (refer to Table 26 later in this document). And while a greater number of 3+ bedroom single-family homes were listed, rent levels are far less affordable than apartments.

Homeless

Homelessness has been a persistent problem throughout Los Angeles County. However, the transitory nature of much of the homeless population makes getting an accurate, up-to-date count difficult. The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles² Homeless Count, one of the largest homeless count operations in the United States. The count encompasses homeless on the street, in shelters (emergency, transitional and safe haven), and “hidden homeless”. LAHSA's January 2013 count of homeless on the street and in shelters identified 35,534 men women and children, reflecting a 2.6 percent increase above the 2011 count. When the “hidden homeless” are included in the estimates, the number increases to 53,798 people, an 18 percent increase from 2011.

While the 2013 Homeless Count doesn't provide detailed information on why homelessness has increased in the region, the Report identifies the following contributing factors:

- The lingering effects of the recession and continued high unemployment
- A loss in state and federal funding to provide housing and homeless assistance
- Lack of adequate affordable housing options for low income households, and increasing housing rental rates
- Increasing numbers of probationers released as a result of prison realignment
- The in-migration of homeless persons to Los Angeles County

In the San Gabriel Valley, LA Service Provider Area (SPA) 3, the total homeless population increased from the 2011 count of 3,918 to 4,444 in 2013, a 13.4 percent increase. As summarized in Table 18, the number of *sheltered* homeless in SPA 3 decreased by approximately 100 persons between 2011 and 2013, whereas the count identified an increase in over 400 *unsheltered* homeless and 200 *hidden* homeless. Interestingly, while the San Gabriel Valley evidenced a total increase in over 500 homeless, the number of chronic homeless remained virtually unchanged, with many homeless subpopulations actually declining in numbers (i.e. substance abuse, mentally ill, HIV/AIDS, domestic violence). These trends would indicate that much of the growth in homelessness between 2011 and 2013 in the San Gabriel Valley was likely situational in nature, and a reflection the prolonged recession and related joblessness.

² The Greater Los Angeles Homeless Count includes all of Los Angeles County, except the cities of Glendale, Pasadena, and Long Beach, who administer their own counts.

**Table 18: 2013 and 2011 LAHSA Homeless Count
SPA 3 – San Gabriel Valley (excluding Pasadena)**

	2013		2011	
	Number	Percent	Number	Percent
Total SPA 3 Homeless Count	4,444	100%	3,918	
Sheltered	1,367	30.8%	1,475	37.6%
Unsheltered	1,428	32.1%	1,024	26.1%
Hidden	1,649	37.1%	1,419	36.2%
Homeless by Household Type				
Single Adults	3,935	89%	3,385	86%
Family Members	487	11%	526	13%
Unaccompanied Youth (<18 years)	22	<1%	7	<1%
Homeless Subpopulations				
Chronically Homeless	1,147	26%	1,149	29%
Substance Abuse	1,360	31%	1,849	47%
Mentally Ill	1,348	30%	1,472	38%
Veterans	533	12%	381	10%
Persons with HIV/AIDS	45	1%	106	3%
Survivors of Domestic Violence	416	9%	697	18%
Physical Disability	838	19%	754	19%

Source: 2013 & 2011 Greater Los Angeles Homeless Count www.lahsa.org/homelesscount.asp

The City of Monrovia participated in the 2013 Homeless count as an “Opt-In” jurisdiction. These actual count figures identified 17 homeless in Monrovia, all from the street count. All persons counted were single adults, with no families or unaccompanied youth identified. Seven persons observed were residing in cars or campers, with the remaining ten identified in street locations.

The San Gabriel Valley Consortium on Homelessness has developed an on-line database of services available to the homeless in the San Gabriel Valley (www.sgvc.org). The following agencies in and around Monrovia offer shelter, counseling, and other services for the homeless, abused, or elderly. These organizations include:

- The *Foothill Unity Center* in Monrovia provides services for the homeless. The Unity Center does not run a shelter but does distribute motel vouchers to people who need emergency shelter. Other services include food, clothing, personal items and medical referrals.
- The *Second Baptist Church* in Monrovia offers a hot meal program two days a week.
- The *Santa Anita Family Services* in Monrovia serves local families and seniors. They offer programs to help families cope with child abuse, drug and alcohol abuse, depression, and anxiety. They assist low-income elderly with temporary personal care, in-home care during illness, respite for family caregivers, employment assistance, housekeeping, and assistance in filing out forms or with

other legal matters. They also offer minor home renovation for low-income seniors with physical limitations.

- *Union Station* in Pasadena has a capacity of 86 beds and offers emergency assistance to approximately 600 clients from the area each year. Approximately 1,000 people seek food assistance, transitional housing assistance through vouchers and other homeless aid.
- *Elizabeth House*, *Haven House*, and the *Oasis Youth Shelter* are located in Pasadena and offer shelter to women and/or children. Haven House serves approximately 40 women and 130 children annually. Haven House offers 36 beds, food, and counseling services.
- The *YWCA Wings Shelter* serves women and their dependent children, providing 25 beds.

Farm Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Monrovia has no agricultural land in active crop production, or land zoned for agricultural use.

According to data compiled by SCAG, just 33 Monrovia residents were occupied in farm-related occupations, representing less than 0.02 percent of the City's labor force. As a highly urbanized area, Monrovia's need for farm worker housing is less than significant, and the City thus has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

E. Existing Housing Stock

Housing Growth

Following a decade of very limited residential construction during the 1990s, the most recent decade evidenced a significant increase in housing development in Monrovia. The 2010 census documents a total of 14,473 units in Monrovia, reflecting the addition of over 500 new units added to the City's housing stock since 2000. The most significant development during this period was the 163 unit mixed-use apartment complex (Paragon) located directly adjacent to Monrovia's Old Town. Numerous Planned Unit Developments also contributed to the City's residential growth.



Paragon Mixed Use Apartments

Types of Housing

Table 19 depicts the mix of housing types in Monrovia. Nearly 70 percent of dwelling units that make up Monrovia's housing stock are classified as single-family units, an increase from 2000 when single-family homes (both detached and attached) comprised 66 percent of housing. The relative increase in single-family units is a reflection of the prevalence of Planned Unit Developments (PUD) built in recent years, categorized as single-family units by the census. Multi-family development makes up the other 29 percent of Monrovia's housing, encompassing duplexes, triplexes, two on a lot (excluding second units), apartments and condominiums. The City also contains two mobile home parks - Monrovia Mobile Home Estates and Ten Twenty Mobile Home Park - with a combined 101 spaces.

Table 19: Housing Units by Type 1990-2010

Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Single-Family	9,085	65.2%	9,198	65.9%	10,100	69.8%
Multi-Family	4,571	32.8%	4,644	33.3%	4,215	29.1%
Mobile Home & Other	276	2.0%	115	0.8%	158	1.1%
Total	13,932	100%	13,957	100%	14,473	100%

Source: 1990, 2000 Census; 2010 Dept. of Finance Table E5

Housing Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table 20, Monrovia has experienced an increase in the rate of homeownership over the past two decades, rising from 46.9 percent in 1990 to 49.5 percent in 2010. By comparison, the 2010 Census measures the rate of homeownership Countywide at 47.7 percent, slightly below that of the City. As the relative proportion of multi-family versus single-family development increases in Monrovia as anticipated under the 2030 General Plan, the proportion of renter households is also likely to increase.

Table 20: Housing Tenure 1990-2010

	1990		2010	
	Occupied Units	Percent	Occupied Units	Percent
Owner	6,210	46.9%	6,809	49.5%
Renter	7,027	53.1%	6,953	50.5%
TOTAL	13,237	100	13,762	100

Source: 1990, 2010 Census

Figure 6 illustrates the percentage of renter households in Monrovia in 2010 by census block group. As depicted, neighborhoods with a majority of renter households are generally located in the western half of the City and south of Foothill Boulevard. Four census tracts (CTs) evidence renter concentrations exceeding 70 percent: CT 4311.03 in Old Town Monrovia (84% renters); CT 4310.13 located immediately north of the Old Town (75% renters); CT 4309.13 located west of Monterey Ave and north of the 210 freeway, encompassing MAP Neighborhood 3 (76% renters), and CT 4313.02 located south of Duarte Road and east of Mayflower Ave (74% renters).

Vacancy

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices.

According to the 2010 Census, the citywide residential vacancy rate in Monrovia was 4.9 percent, a modest decrease from the 5.3 percent in 1990. Rental vacancies in 2010 were also 4.9 percent, indicating the supply of rental housing in 2010 was sufficiently meeting demand and providing mobility. Ownership vacancies were at 1.3 percent, below the ideal rate of two percent.

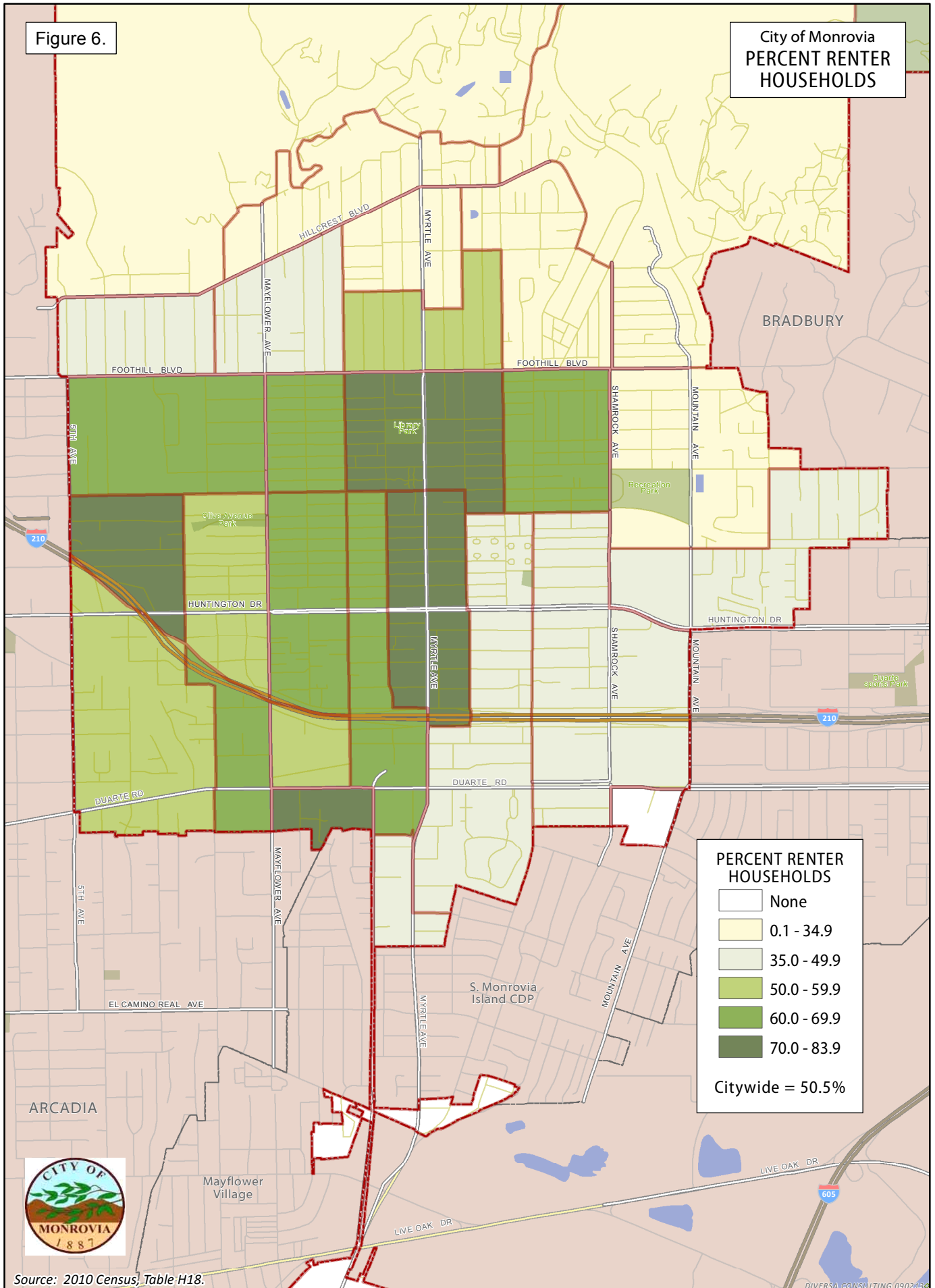
Table 21: Vacancy Rate 1990-2010

	1990	2010
Vacant Units	701	711
Vacancy Rate	5.3%	4.9%
Rental Vacancy Rate	3.0%	4.9%
Owner Vacancy Rate	1.8%	1.3%

Source: 1990, 2010 Census

Figure 6.

City of Monrovia
PERCENT RENTER
HOUSEHOLDS



Source: 2010 Census, Table H18.

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Age and Condition of Housing Stock

The age of the housing stock provides can provide an indicator of overall housing conditions and adequacy. Although age does not always correlate with substandard housing conditions, neighborhoods with a prevalence of homes more than 40 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping care, outdated utilities or interior amenities, and a need for housing rehabilitation.

As one of the oldest communities in Los Angeles County, Monrovia's housing stock is on average older than many other cities. Table 22 displays the age of Monrovia's occupied housing stock by tenure as of 2010. Nearly two-thirds of the City's housing stock was built prior to 1969, representing 8,600 units that have reached the 40-year benchmark, 45 percent of which are renter units.

Table 22: Age of Housing Stock 2010

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	153	2%	163	2%	2%
2000-2004	121	2%	221	3%	3%
1990-1999	568	8%	481	7%	8%
1980-1989	976	14%	562	9%	11%
1970-1979	1,154	17%	495	7%	12%
1960-1969	962	14%	635	10%	12%
1950-1959	1,235	18%	1,529	23%	21%
1940-1949	601	9%	806	12%	10%
1939 or earlier	1,063	16%	1,772	27%	21%
Total	6,833	100%	6,664	100%	100%

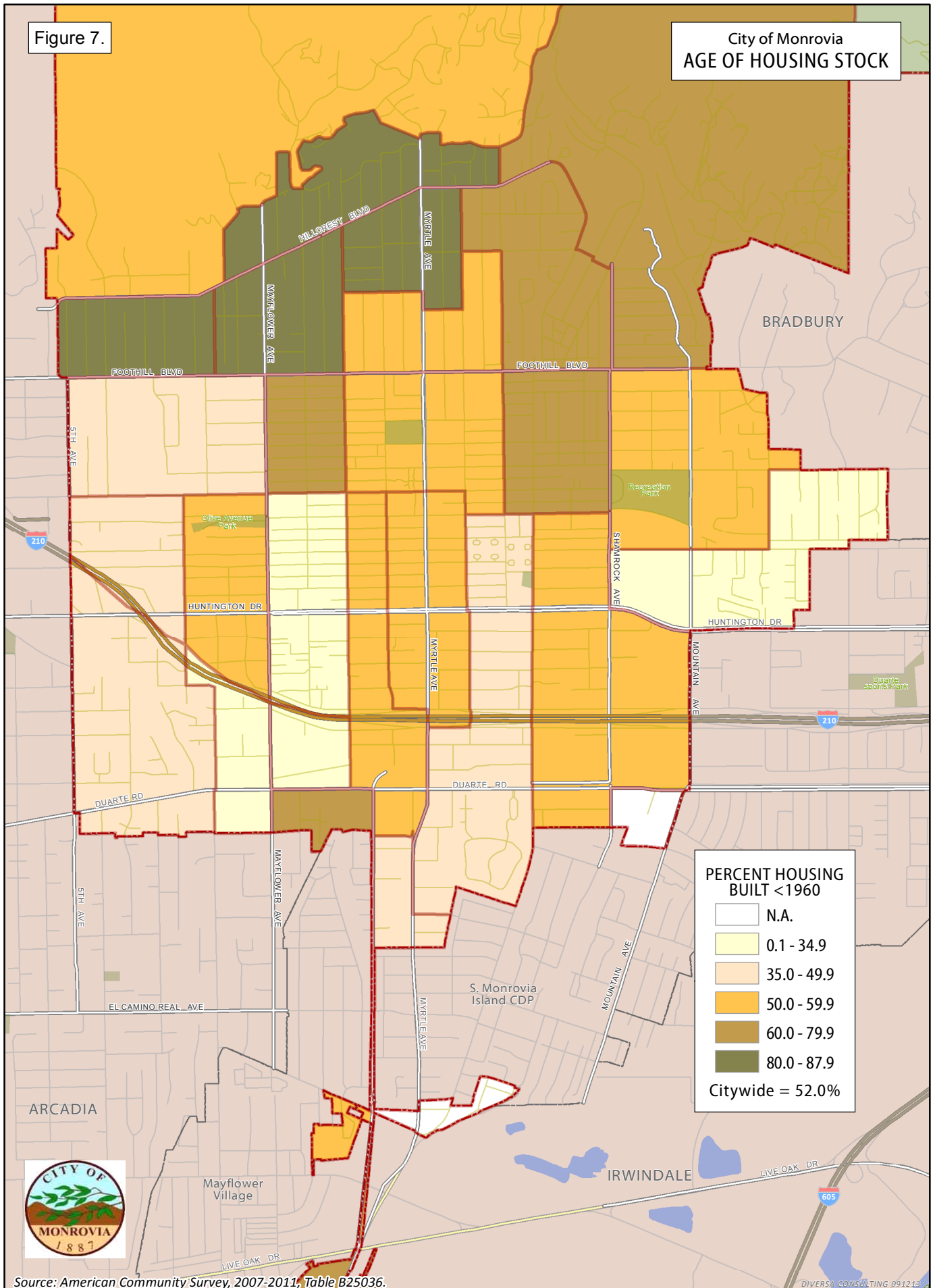
Source: 2007-2011 American Community Survey

Figure 7 depicts concentrations of older housing (50+ years old) in Monrovia by census block group. Two areas with the largest percentage of housing structures built before 1960 are Tracts 4303.01 and 4303.02; this area is north of Foothill Boulevard which is generally a more affluent part of the City and the overall structure condition is very good. In contrast, Tract 4310.01 (BG 1 and 2) located immediately south of Foothill Boulevard also evidence a high proportion of pre-1960 homes, yet are predominately renter-occupied, and thus housing conditions may be more of a concern. Tract 4313.00 (BG 2) shares similar characteristics with a predominance of renter housing 50+ years in age.

Over the past 20 years, there has been a very strong emphasis on the aesthetic, social and historic value of Monrovia's older structures. A number of properties have been restored, thereby countering the effects of the structure's age on the quality of life of the residents of these older houses.

Figure 7.

City of Monrovia
AGE OF HOUSING STOCK



Source: American Community Survey, 2007-2011, Table B25036.

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However, based on observations of Neighborhood Preservation staff, many of Monrovia's older structures are showing signs of deferred maintenance, especially in the Low Income/CDBG tracts (depicted earlier in Figure 3). Based on the high predominance of older housing structures, many of the City's housing programs are focused on preservation and rehabilitation, as a significant number of these older structures provide the more affordable options in Monrovia. Conserving and improving the existing housing stock is the City's most pressing need.

Substandard Housing

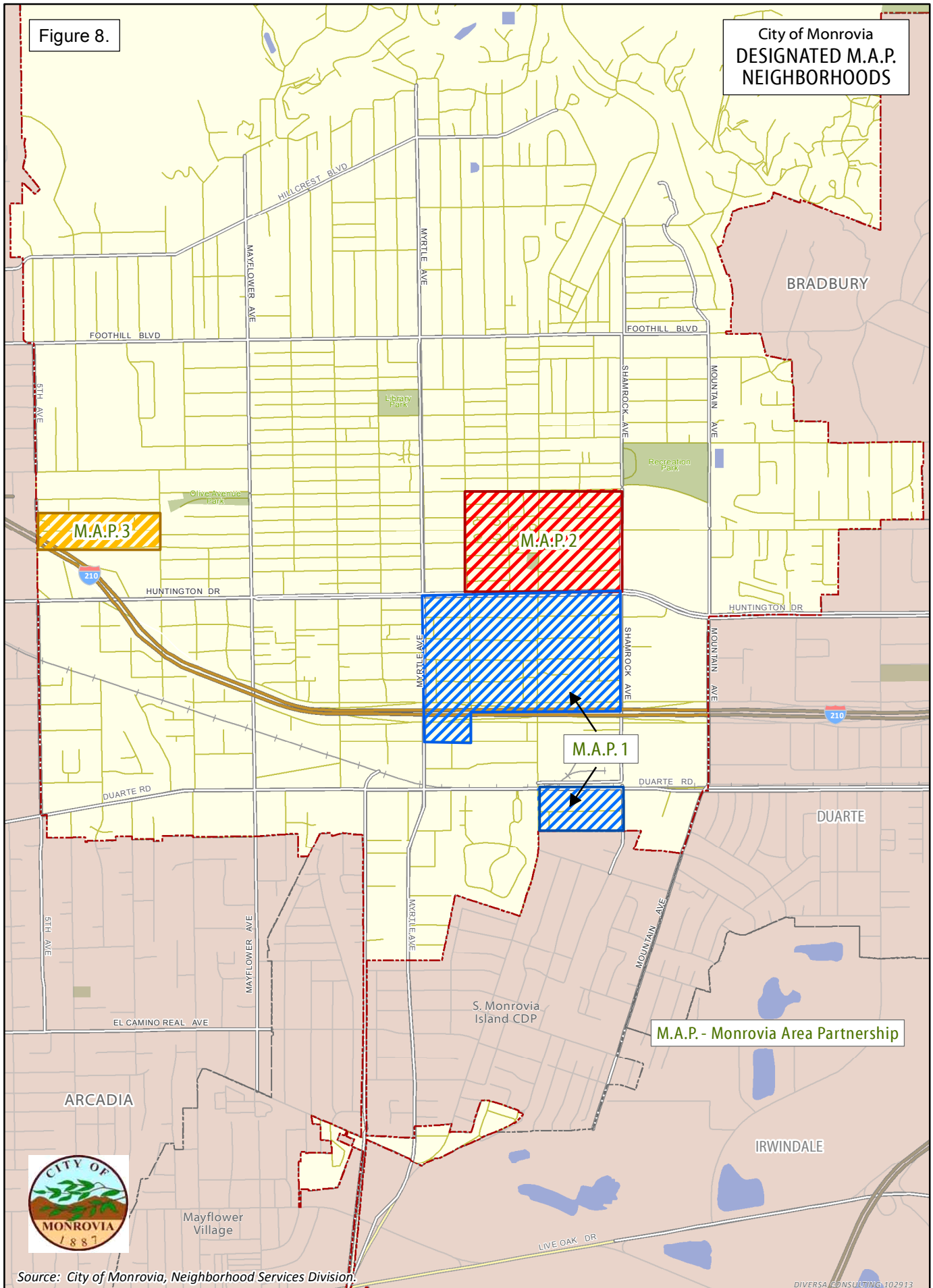
A citywide survey of substandard housing has not been conducted in over 15 years. However as part the MAP Program (Monrovia Area Partnership), Neighborhood Preservation Staff evaluated each of the houses in MAP Area 1 (refer to Figure 8 for the location of Monrovia's 3 MAP neighborhoods). Of the 500 dwelling units in that area, 40 percent had shown some level of deterioration from minor to substantial. This neighborhood had a substantially higher incidence of code violations then other areas of the City.

Through the MAP program, 61 home improvement grants were completed (through 2009) that helped to eliminate deteriorated conditions at dwelling units in MAP Areas 1 and 2. The grants helped to fund improvements such as paint and roof repair on homes of income qualified residents that for a period of time resulted in an improvement in substandard housing. However, that progress was short lived as the grants were suspended in 2010 and at the same time there was a downturn in the economy. Subsequently, a recent survey of this area by Neighborhood Services Staff confirmed the previous level (40%) of deterioration.

Based on the age and other indicators of housing condition, the City estimates that up to 20% of the housing stock (approximately 2,700 dwelling units) need varying levels of repair or rehabilitation from deferred maintenance (painting, patching, weatherization, or other minor repairs) to substantial rehabilitation (repair replacement of most components of the dwelling unit). Less than one percent of the housing stock (150 dwelling units) is estimated to be in need of replacement.

Figure 8.

City of Monrovia
DESIGNATED M.A.P.
NEIGHBORHOODS



Source: City of Monrovia, Neighborhood Services Division.

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F. Housing Costs and Affordability

Money spent on housing is typically the largest single expense for most people. In general, housing costs in California especially the urban areas such as the Los Angeles region is higher than most other places in the country. Because the demand for housing in California has been consistent for more than a century, this has continually been a challenge for people who earn below-average wages.

Affordability has continued to be voiced as a major housing issue in the Monrovia community. Many residents have expressed their concern that their grown children will no longer be able to afford to live in the area. As indicated in Table 23, over the past two decades, median home values in Monrovia have increased 133 percent and median rents have increased 97 percent, well above the growth in household incomes.

Table 23: Median Value/Rent 1990-2010

Median Value/Rent	1990	2010	% Change 1990-2010
Median Home Value	\$231,500	\$540,200	133%
Median Gross Rent	\$654	\$1,287	97%

Source: 1990 Census; 2007-2011 American Community Survey

Ownership Housing Costs

Table 24 compares single-family and condominium sales prices in Monrovia and nearby communities during calendar year 2012. A total of 264 single-family homes were sold in Monrovia for a median sales price of \$438,000, a slight 0.5 percent drop in the median price from the previous year. In contrast, single-family sales prices in nearby San Gabriel Valley communities evidenced positive appreciation between 2011 and 2012.

Condominiums represented 30 percent of all units sold in Monrovia in 2012, with 111 condos sold. The median condo sales price was \$310,000, representing a 3.9 percent decline from the previous year. Similar to single-family homes, condo prices in Monrovia were above the Countywide average, as well as the nearby communities of Duarte and Azusa, but below the median sales prices in Arcadia and Temple City.

Table 24: Single-Family Home and Condominium Sales 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Arcadia	91006	321	\$826,000	4.6%	72	\$588,000	4.0%
Arcadia	91007	250	\$985,000	7.5%	122	\$419,000	-7.7%
Azusa	91702	325	\$270,000	5.9%	139	\$175,000	1.2%
Duarte	91010	210	\$300,000	10.9%	76	\$243,000	-12.4%
Monrovia	91016	264	\$438,000	-0.5%	111	\$310,000	-3.9%
Temple City	91780	254	\$538,000	2.8%	47	\$415,000	-5.8%
LA County	All	59,561	\$340,000	4.6%	19,617	\$285,000	3.6%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

While the prior Table 24 provides an overview of the sub-regional housing market during calendar year 2012, the following Table 25 provides detailed information on single-family and condominium sales within the Monrovia city limits during the more recent 12-month period of August 2012 through July 2013. A total of 309 single-family home sales were recorded during this period, with median sales prices ranging from \$440,000 (two-bedrooms) to \$475,000 (three-bedrooms), \$654,000 (four bedrooms) and \$739,000 (five or more bedrooms). The overall median sales price of \$490,000 during this period reflects a 12 percent increase from the \$438,000 median documented in calendar year 2012. Two and three bedroom units were the most prevalent homes sold, characteristic of Monrovia's older, relatively modest housing stock.

A total of 120 condominiums were sold during this 12-month period for a median price of \$349,000, a 13 percent price increase from 2012. By bedroom size, median prices ranged from \$297,500 (up to two-bedrooms), to \$395,000 (three-bedroom), and \$469,000 (four or more bedrooms). Condominiums are newer in age and less expensive than Monrovia's single-family housing, but are also smaller in size than single-family homes with a comparable number of bedrooms.

Table 25: Home and Condominium Sales Prices, August 2012 - July 2013

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
2	94	\$241,000 - \$949,000	\$440,000	1,125 sq. ft.	8,045 sq. ft.	1938
3	156	\$120,000 - \$959,000	\$475,000	1,480 sq. ft.	8,278 sq. ft.	1949
4	46	\$350,000 - \$1,500,000	\$654,000	2,225 sq. ft.	10,342 sq. ft.	1954
5+	13	\$455,000 - \$1,250,000	\$739,000	3,075 sq. ft.	17,412 sq. ft.	1938
Total	309	\$120,000 - \$1,500,000	\$490,000	1,550 sq. ft.	8,899 sq. ft.	1946
Condominiums						
1-2	54	\$137,000 - \$425,000	\$297,500	980 sq.ft.	--	1984
3	51	\$246,000 - \$595,000	\$395,000	1,255 sq.ft.	--	1991
4+	15	\$280,000 - \$601,000	\$469,000	1,495 sq. ft.	--	2002
Total	120	\$137,000 - \$601,000	\$349,000	1,235 sq. ft.	--	1989

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates, 2013.

Home Foreclosures

Approximately 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. In addition to impact of people losing their homes, foreclosed properties can lead to other problems as these homes are left abandoned, becoming potential blight and criminal concerns. Fortunately, the number of mortgage default notices in California has been consistently declining since its peak in 2009, with the number of default notices filed in the first and second quarters of 2013 the lowest level in more than seven years. According to the real estate information service DataQuick, the drop in foreclosure notices is the result of a combination of rising home values, an improving economy, and government efforts to reduce foreclosures.

Within Monrovia, www.Realtytrac.com identified 85 single-family home and condominiums units in July 2013 in various states of foreclosure, including “pre-foreclosure” having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that received a foreclosure filing in Monrovia in July was 43 percent lower than the previous month and 75 percent lower than the same time last year, and represented one filing for every 1,966 residential units in the City. In comparison, the ratio of July foreclosure filings to total housing units in the State, Los Angeles County, and the cities of Pasadena, Duarte and Azusa were all higher than in Monrovia.³

Azusa	1 : 730
Duarte	1 : 1,057
California	1 : 1,029
Los Angeles County	1 : 1,184
Pasadena	1 : 1,674
Monrovia	1 : 1,966
Glendora	1 : 2,202
Temple City	1 : 2,301
Arcadia	1 : 4,599
Sierra Madre	1 : 4,858

While foreclosures have been on the decline, lenders have been shifting towards “short sales” – transactions where the sales price falls short of what is owed on the property. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In 2012, short sales comprised 26 percent of statewide resale activity.

³ The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Rental Housing Costs

Current rental information (August 2013) for Monrovia was obtained from Internet rental listings on Craigslist.com. Table 26 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 38 non-duplicative multi-family units were advertised for rent in Monrovia. Median monthly rents ranged from \$1,295 for a one-bedroom unit, \$1,400 for a two-bedroom unit, and \$1,520 for a three-bedroom unit. Just two units with three-bedrooms were advertised as available for rent, indicative of the limited availability of adequately sized apartment units for large family households.

A relatively limited number of single-family homes were listed for rent in Monrovia, with 11 home rentals identified in the rent survey. Median rents ranged from \$1,600 for a two-bedroom home to \$2,725 for a four-bedroom home, well above rent levels for apartments.

In addition to the full rental units surveyed, nine individual rooms were listed for rent within condominiums and single-family homes, ranging in price from \$500 to \$900, with a median price of \$645. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

Table 26: Monrovia Rent Survey August 2013

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments/Condominiums/Townhomes			
1	17	\$925-\$1,990	\$1,295
2	19	\$1,000 - \$2,810	\$1,400
3	2	\$1,040 - \$2,000	\$1,520
Single-Family Homes			
2	5	\$1295-\$1,700	\$1,600
3	4	\$1,800 – \$2,300	\$2,125
4	2	\$2,250 - \$3,200	\$2,725
Rooms for Rent			
1	9	\$500 - \$900	\$645

Source: www.craigslist.org August 2013

Housing Affordability

The affordability of housing in Monrovia can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table 27 presents the maximum affordable purchase price for moderate income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Monrovia as previously documented in Table 25. As illustrated below, the maximum affordable purchase price ranges from \$267,000 for a three-person household to \$300,900 for a four person household, rendering both condominiums and single-family homes in Monrovia beyond the reach of moderate income households. In addition, as the real estate market continues to improve, the affordability gap for moderate income homeownership will widen.

Table 27: 2013 Los Angeles County Maximum Affordable Housing Cost

Moderate Income (110% AMI) Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 110% Median ¹	\$64,130	\$71,280
Income Towards Housing @ 35% Income ¹	\$22,446	\$24,948
Maximum Monthly Housing Cost	\$1,870	\$2,079
HOA Fees	\$270	\$270
Utilities ²	\$91	\$112
Property Taxes (1.1% affordable hsg price)	\$245	\$276
Insurance (Property and Mortgage)	\$115	\$130
Monthly Income Available for Mortgage	\$1,149	\$1,291
Supportable 30 yr Mortgage @ 4.0% interest	\$241,000	\$270,800
Homebuyer Downpayment (10%)	\$26,700	\$30,100
Maximum Affordable Purchase Price	\$267,000	\$300,900
Monrovia Median Single-Family Sales Price	\$440,000	\$475,000
Monrovia Median Condo Sales Price	\$297,500	\$395,000

Source: Karen Warner Associates, 2013.

¹ 110% moderate-income standard based on H&S Code Section 50093. 35% affordability standard based on H&S Code Section 50052.5

² Utility costs based on 2012/13 HACoLA schedule and assumes gas appliances.

Table 28 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median apartment rents in Monrovia (as documented in the rent survey presented in Table 26). As Table 28 indicates, median rents are well above the level of affordability for very low-income households, regardless of household size. For low-income households, median rents for two and three bedroom apartments fall just within the maximum affordable rent level. Households earning moderate incomes can afford median rents in Monrovia, regardless of unit size.

Table 28: 2013 Maximum Affordable Rents* Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$753	\$847	\$935
Low Income	\$1,264	\$1,423	\$1,574
Moderate Income	\$1,453	\$1,636	\$1,810
Monrovia Median Apartment Rents	\$1,295	\$1,400	\$1,520

*Maximum rent reflects deduction of utility allowance per LACDC utility schedule: \$89 for studios, \$102 for 1 bedrooms, \$114 for 2 bedrooms, and \$133 for 3 bedrooms.

**Income levels reflect the 2013 Official State Income Limits published by State HCD.

G. Affordable Housing Inventory

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section presents an inventory of all assisted rental housing in Monrovia, and evaluates those units at risk of conversion during the ten year, 2013-2021 planning period.

Assisted Housing Inventory

All multi-family rental units assisted under federal, State, and/or local programs are included. The inventory was compiled based on review of HUDs Multi-family Assistance and Section 8 Contracts Database and input from California Housing Partnership. As indicated in Table 29, Monrovia currently contains the following four assisted apartment complexes, totaling 221 rent-restricted units affordable to very low and low income households.

Table 29: Inventory of Assisted Rental Housing

Project Name	Tenant Type	Ownership	Funding Source	Applicable Units	Potential Conversion Date
Regency Court 720 Fifth Ave	Senior	Profit Motivated	RDA, Tax Credits	115	2025
Heritage Park 630 W. Duarte Rd	Senior	Profit Motivated	RDA, Tax Credits, HOME	77	2058
Mayflower Arms 724 S. Monterey Ave	Family	Profit Motivated	221 (d) (4)	28	3/2023
			Section 8	28	11/2013
525 East Walnut Ave	Family	Profit Motivated	Section 8	1	11/2013
Total Assisted Units				221	

Source: City of Monrovia; California Housing Partnership, October 2013.

Regency Court - This 115 unit very low income senior housing project received Low Income Housing Tax Credits and was assisted through the former Redevelopment Agency. The contract for Regency Court began in October 1995 and extends through 2025. Therefore, the risk of conversion to market rate is very low at this time.

Heritage Park - In 2003, the Blackstone Apartments were completely rehabilitated and converted from market rate to a 100% affordable senior apartment complex. Renamed Heritage Park-Monrovia, the conversion was financed by a combination of sources including Federal tax credits, County HOME funds, and Monrovia

Redevelopment Agency funds. The units are required to remain affordable until 2058 (55 years).

Mayflower Arms - Affordability in this 28 unit family complex is tied to project-based Section 8 contracts. As these contract are subject to annual renewals from HUD, this project is considered at-risk of conversion to market rates.

525 East Walnut Avenue - This 5 bedroom single-family home maintains a project-based Section 8 contract under the ownership of Subsidized Housing Corporation 35. Similar to Mayflower Arms, this unit is considered at-risk as its Section 8 contract is subject to annual renewals from HUD.

Preservation and Replacement Options

Preservation or replacement of Monrovia's two at-risk projects- Mayflower Arms and 525 E. Walnut Avenue - can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance using other funding sources; or 3) replacement or development of new assisted multi-family housing units. These options are discussed below, along with a general cost estimate for each.

Acquisition – Transfer of ownership to an entity that would continue to offer subsidized housing is generally the most economical option in maintaining affordability. It also increases the number of government resources available to the project. The acquisition cost for the 29 at risk units is estimated to be approximately \$4.3 million. Taking into account rehabilitation and other associated expenses, the per unit cost for this option is around \$155,000.

Rental Assistance - As mentioned previously, both at-risk projects in Monrovia use Section 8 project-based contracts for rental assistance. Availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could potentially be used to maintain affordability at these projects. The feasibility of this alternative depends on the willingness of property owners to accept rental assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will compare the negotiated rents to market rents.

The cost of providing rent subsidies to all 29 at-risk units (the difference between HUD Fair Market Rents and maximum affordable rents for very low income households) is generally estimated at \$215,000 per year, or \$5.4 million over a 25 year period. The cost of annual subsidies would continue to increase as market rents and operating costs increase. Though affordable rents will also increase based on the area median income, this rise trends at a lower rate than rents and operating costs, raising the annual subsidy required.

New Construction – Building new units to replace these units is another option that could be used to replace at-risk units. Although real estate prices have decreased, the cost of land is still relatively high combined with the fact that there is not vacant land available in Monrovia. This means that the land acquisition cost would also include the existing improvements which further drives up the costs. Using very conservative

estimates below, the cost to replace the 29 units would be roughly \$6,400,000 or over \$220,000 per unit.

Land acquisition	\$ 1,500,000
Construction	\$ 4,300,000
Other costs	\$ 600,000

Interested Parties – There are many organizations active in the region and throughout the state that have the managerial capacity to own and manage existing subsidized housing developments. The state Department of Housing and Community Development (HCD) maintains a list of *Qualified Entities* which are individuals or organizations (public and private) that have expressed an interest in being notified of the availability of assisted rental housing. The most recent roster is available on HCD's website (www.hcd.ca.gov).

Funding – Several funding sources could potentially be used to preserve or replace assisted rental units at-risk of conversions (refer to Table 42 in Chapter II - Resources for a more comprehensive listing of financial resources):

- Home Investment Partnership Program—a federal program providing funding for housing acquisition, rehabilitation, and construction.
- Community Development Block Grant Program—a federal program providing funding for housing acquisition and rehabilitation and some costs related to new housing construction.
- Section 8 Program (New Construction and Low/Moderate Income Set Aside Programs)—a federal program providing funding for rental housing construction in conjunction with Section 8 subsidies for the rental units.
- Section 202/811 Programs—a federal program providing funding for low-income rental housing restricted to seniors and handicapped individuals.

H. Regional Housing Needs

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Monrovia the following share of the region’s housing needs:

Table 30: Regional Housing Needs Assessment 2014-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	50	13%
Very Low	31-50%	51	13%
Low	51-80%	61	16%
Moderate	81-120%	65	17%
Above Moderate	120%+	162	42%
Total		389	100%

Source: <http://SCAG.ca.gov/Housing/rhna.htm>

* AMI – Area Median Income.

** An estimated half of the City’s very low income housing needs (50 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Monrovia will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

II. HOUSING RESOURCES

An important component of the Housing Element is the identification of sites for future housing development, and an evaluation of the adequacy of these sites in fulfilling the City's regional housing needs allocation (RHNA). This "Housing Resources" chapter describes the resources available for development, rehabilitation, and preservation of housing in Monrovia, including sites for new housing; financial and administrative resources available to facilitate housing production and housing-related services; and opportunities for energy conservation in existing and new residential development as a means of reducing housing costs.

A. Sites to Accommodate the 2006-2014 RHNA

California State Housing Law states:

For housing elements due on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate the regional housing need allocated, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period. (Government Code 65584.09(a), Chapter 614, Statutes of 2005 [AB 1233])

Monrovia completed a draft Housing Element for the prior 2008-2014 planning period which was reviewed by the State Department of Housing and Community Development (HCD). In HCD's March 5, 2009 comment letter on Monrovia's draft Housing Element, the State identified several revisions necessary to bring the Element into compliance with housing element law, including additional analysis of the suitability of non-vacant sites in the Element's sites inventory. Due to a significant reduction in staff resources, Monrovia was unable to complete the necessary Element revisions and did not adopt the draft Element. In order to demonstrate whether there is any unaccommodated RHNA need to carry over into the new Housing Element, HCD recommends the following steps:

- Step 1:** Subtract the number of units from the RHNA approved or constructed (by income category) since the start of the prior planning period.
- Step 2:** Subtract the number of units from the RHNA that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period.
- Step 3:** Subtract the number of units from the RHNA accommodated on sites rezoned for residential pursuant to the site identification programs in the element adopted for the prior planning period.
- Step 4:** Subtract the number of units from the RHNA accommodated on sites rezoned for residential development independent of the sites

rezoned in conjunction with the element's site identification program.

As illustrated in Table 31, Monrovia has fully addressed its 567 unit RHNA for the 2008-2014 planning period through housing units that were built during the 2006-2014 RHNA projection period, and capacity within existing residential zoning.

Table 31: Unaccommodated Housing Need Analysis – 2006-2014 RHNA

Income Levels	Very Low	Low	Moderate	Above Mod	Total
RHNA Targets	142	88	96	241	567
Units Built	4	10	22	407	443
Existing Residential Zoning					
Old Town Extension	761				761
Station Square	2,064				2,064
Cherry/Montana			150		150
Total Site Capacity	2,839		172	407	3,418
Remaining RHNA Need	0	0	0	0	0

Because Monrovia does not have an unaccommodated housing need, its 2006-2014 RHNA does not carry over into the future planning period. The City's actions are described in the narrative which follows.

Housing Constructed in Prior Planning Period

As presented in Table 32, a total of 443 net new units were approved and built in Monrovia during the 2006-2014 RHNA planning period, including the following:

- A four unit Habitat for Humanity project assisted by the former Monrovia Redevelopment Agency, providing affordability to low income homeowners.
- 13 second dwelling units. Affordability assumptions based on 1 bedroom apartment rents in Monrovia (affordable to low income households), and Sierra Madre's second unit survey, which documented 32% of second units affordable to very low income, 49% affordable to low income, and 19% affordable to moderate income. Based on these factors, the estimated affordability of Monrovia's 13 new second units is 4 very low, 6 low and 3 moderate income units.
- 19 affordable home ownership units within several projects assisted by the former Monrovia Redevelopment for moderate income households.
- The City issued building permits for 407 market rate units during the RHNA planning period. Both the 163-unit 700 South Myrtle Avenue and the 68-unit Colorado Commons mixed use developments were developed on property not previously developed with residential uses.

Table 32: Residential Units Built and Occupied - 2006-2013

Project Name	Total Units	Units by Income Level				Affordability Determination
		VL	L	M	AM	
<u>Permits Issued 2006</u>						
Duarte/Magnolia	14			5	9	MRA
Colorado Commons	68			7	61	MRA
139 W Cherry	4				4	Sales Price
526 Fano	4				4	Sales Price
333 Genoa	8				8	Sales Price
1840 S. Mayflower	3				3	Rent price
435-471 Monrovia	14			3	11	MRA
502-506 E. Olive	3				3	Rent price
Singe Family dwellings	11				11	Sales price
Second Units	3	2	1		0	Rent Survey
2006 Total	132	2	1	15	114	
<u>Permits Issued 2007</u>						
335 Genoa					13	Sales Price
102 S Ivy	6				6	Sales Price
722 W Lemon	2				2	Rent
401 Monrovia	20			4	16	MRA
713 Montana	4				4	Sales Price
901 Royal Oaks	4				4	Sales Price
1825 Tenth	5				5	Sales Price
Single Family Dwellings	4				4	Sales Price
Single Family Dwellings	2				2	Sales Price
Second Units	2	1	1		0	Rent Survey
2007 Total	62	1	1	4	56	
<u>Permits Issued 2008</u>						
Single Family Dwellings	8				8	Sales Price
700 S Myrtle Ave Mixed Use	163				163	Rent price
1402 S California (live/work)	16				16	Sales Price
1210 Sherman/Habitat for Humanity	4		4			Sales Price
309 Violet (PUD)	4				4	Sales Price
706 Duarte	9				9	Sales Price
Second Units	3	1	2			Rent Survey
2008 Total	207	1	6		200	
<u>Permits Issued 2009</u>						
607 Fano SFR	1				1	
1410 Encino	1				1	

Table 32: Residential Units Built and Occupied - 2006-2013 (cont'd)

Project Name	Total Units	Units by Income Level				Affordability Determination
		VL	L	M	AM	
790 Oakglade (unit over garage)	1				1	
704 W Colorado (unit over garage)	1				1	
721 E Palm	1				1	
2009 Total	5				5	
<u>Permits Issued 2010</u>						
704 Montana	1				1	
Second Units	3		2	1		
2010 Total	4		2	1	1	
<u>Permits Issued 2011</u>						
1116-1122 S. Magnolia (PUD)	7				7	
Second unit	1			1		
2011 Total	8			1	7	
<u>Permits Issued 2012</u>						
547 El Norte (PUD)	4				4	
212-218 W Olive (PUD)	3				3	
630 - 632 W Olive (detached rental units)	5				5	
953 Wildrose	1				1	
955 Wildrose	1				1	
830 S California (manufactured unit)	1				1	
268 N Myrtle	1				1	
865 A & B W Olive (duplex behind SFR)	2				2	
Second unit	1			1		
2012 Total	19			1	18	
<u>Permits Issued 2013*</u>						
432 Genoa	1				1	
159 El Norte	1				1	
122 N Alta Vista	1				1	
239 Hillcrest	1				1	
318 N Encinitas	1				1	
276 Stedman	1				1	
2013 Total	6				6	
2006-2013 TOTAL UNITS BUILT	443	4	10	22	407	

MRA - Monrovia Redevelopment Agency

* Projects permitted in 2013 but not occupied until 2014 are counted in the 2014-2021 planning period.

Site Capacity within Existing Zoning

As detailed in the 2014-2021 Sites Inventory section which follows, Monrovia has developed a thorough and realistic approach to identifying vacant and underutilized sites suitable for development during the planning period. Through this more refined site inventory analysis, the City is able to demonstrate sufficient site capacity zoned at appropriate densities to accommodate its RHNA for both the prior (2008-2014) and current (2014-2021) planning periods. Monrovia's Land Use Element Update, adopted on January 15, 2008, increased the City's development capacity by over 3,700 higher density units, establishing the zoning to provide sufficient site capacity at the start of the 2008-2014 planning period.

As summarized in Table 31 (and provided in greater detail in Table 34), sites have been identified in Monrovia's residential and commercial districts suitable to accommodate 2,825 units affordable to very low and low income households, and 150 units affordable to moderate income households. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, Monrovia falls within the default density of 30 units/acre for providing sites affordable to very low and low income households. For moderate income households, based on several moderate income projects developed in the City, the City has chosen a threshold of 12 units/acre to reflect a reasonable density with which moderate income development can be achieved. Allocating Monrovia's residential sites inventory based on these density thresholds results in the allocation of sites by targeted income group as presented in Table 31.

B. Sites to Accommodate the 2014-2021 RHNA

This section documents the availability of sites for future development and the adequacy of these sites to address Monrovia's regional housing needs for the 2014-2021 planning period. The City plans to fulfill its share of regional housing needs through:

- Residential projects with development entitlements with occupancy post 12/31/13
- Vacant and underutilized sites currently zoned for residential and mixed use development.

Each of these two components is described in the narrative which follows.

Projects in Process

A variety of residential projects with development entitlements will contribute towards addressing Monrovia's housing needs. Projects range in size from the 154 unit apartment development at 5th and Huntington, to a 21 unit planned unit development in the Cherry/Montana neighborhood, and several smaller 1 to 4 unit projects.

Both the 5th and Huntington and 21-unit PUD demonstrate the City's willingness to accommodate additional housing opportunities housing on underutilized sites. The property at 5th and Huntington was identified in the 2008 update of the Land Use Element as a site that would be appropriate for redevelopment. For many years, the site was improved with a low profile self-storage facility. Based on its location, proximity to public transportation and the freeway, the designation of the area was changed to allow for high density mixed use development. Additionally, based on market and parking studies, this development was approved with both smaller sized apartment units and a parking ratio of 1.8 spaces per unit which is significantly less than the requirements of the Municipal Code.

To accommodate the 21-unit PUD, the City approved a zone change from P/QP (Public/Quasi-public) to RH (Residential High Density) on a site previously occupied by a private school. Although the zoning would allow a higher density, based on current development trends, the developer decided a PUD development was the appropriate property type for the site.

As presented in Table 33, a total of 209 market rate units within seven projects will come on line in 2014.

Table 33: Residential Projects with Entitlements (post 2013 occupancy)

Project Location	Unit Type	Zoning	Parcel Size	# of Units	Project Density
5th & Huntington	Apartment	RCM	2.9 acres	154	54 du/ acre
1323 S Magnolia	PUD	RH	1.7 acres	21	12 du/acre
138 E. Olive	Condominium	SP	0.7 acres	18	25 du/acre
706 W. Duarte	Condominium	RH	0.45 acres	9	20 du/acre
535 W Lemon	PUD	RM3500	14,000 sf	4	13 du/acre
1820 S. Alta Vista	Second unit	RM4000	8,200 sf	2	11 du/acre
335 W Olive	Back house	RM3500	7,500 sf	1	13 du/acre
Total				209	

Suitable Sites Methodology

The parcel-specific sites inventory prepared in 2008 for Monrovia's draft Housing Element served as the foundation for the sites inventory update and refinement. Due to fact that Monrovia is built-out, the sites inventory consists almost entirely of property that is underdeveloped, that is at a density less than allowed by the General Plan. Remaining vacant parcels in the City's hillsides has not been included in the inventory due to environmental and topographic constraints which will limit future development.

Monrovia's 2008 Land Use Element Update significantly increased the City's capacity for new residential development, accommodating over 3,700 additional higher density units. The Land Use Element focuses this growth in three areas: South Myrtle Avenue Corridor, Station Square Transit Village, and West Huntington Drive Corridor. The 2008 draft Housing Element sites analysis evaluated development potential in each of these

three areas, as well as the Cherry/Montana neighborhood which has been transitioning to higher multi-family densities. In order to narrow the updated Housing Element sites inventory to those properties that have the most realistic development potential in the near future, several filtering criteria were applied to the City's 2008 sites inventory based on the Los Angeles County Assessor online property database:

Commercial Areas⁴ - Old Town Extension and Station Square

- Age of improvements on site minimum of 30 years old (except where value of improvement < 20% total assessed property value)
- Low building structure value, generally minimum 60% ratio of assessed land value to total assessed property value
- Low ratio of existing building floor area to parcel size (FAR), generally 0.50 or less
- Not listed on City's list of approved projects

Residential Areas - Cherry/Montana Neighborhoods

- Existing improvements developed pre-1965
- Site can yield at least 2 units
- Low building structure value, as measured by minimum 50% ratio of assessed land value to total assessed property value (except where parcel can yield at least double the existing units)
- Not listed on City's list of approved projects

The above criteria was applied to parcels from the City's 2008 inventory, and combined with site visits (to assess the physical condition of existing buildings, characteristics of commercial tenants and building vacancies), resulted in a narrowing down of the inventory to those sites most suitable for development during the 2014-2021 planning period. In comparison to the 3,973 unit potential identified in the City's 2008 inventory, the updated inventory identifies the near term development potential for 2,975 units, distributed among the three areas as presented in Table 34. A parcel-specific sites inventory is included in Attachment 1, identifying the zoning and detailed site characteristics of each parcel.

Table 34: Vacant and Underutilized Sites Inventory Summary

Area	Total Vacant/ Underutilized Acreage	Maximum Density	Realistic Density	Realistic Unit Capacity
Old Town Extension	19.02 acres	54 du/ac	40 du/ac	761
Station Square ¹	27.7 acres	No maximum	90 du/ac	2,064
Cherry/Montana ²	9.9 acres	54 du/ac	17 - 40 du/ac	150
Total	57.9 acres			2,975

¹ The 80 acre Station Square Planning Area permits up to 3,600 dwelling units. The Plan establishes unit capacities by block, with no maximum densities per parcel. The assumed density of 90 units/acre is based on two previously entitled projects within the Plan Area.

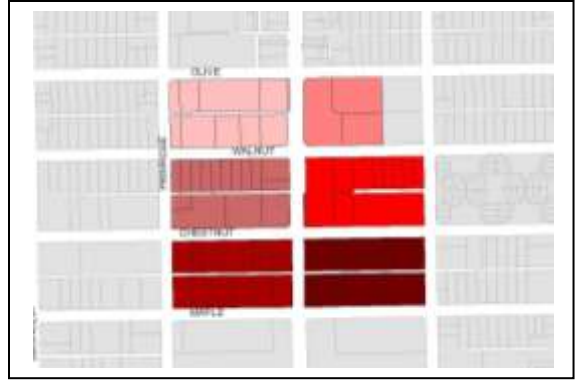
² Realistic densities vary based on parcel size, as described in Cherry/Montana narrative.

⁴ The Huntington Drive Corridor growth area was not included in the updated suitable sites inventory due to the uncertainty of near-term residential development in this area.

Residential Growth Areas

The following summarizes the characteristics and realistic development potential within each of the three identified growth areas, with the detailed sites inventory and maps included in Attachment 1 to the Element.

Old Town Extension: This 6 block area is the northernmost section of the larger South Myrtle Avenue Corridor Planning Area. The General Plan's vision for this area is to expand the success of Monrovia's Old Town by expanding Myrtle Avenue's pedestrian orientation south of Olive Avenue to Maple Avenue through the introduction of higher density housing opportunities. The Old Town Extension is designated Specific Plan/Planned Development Overlay (SP/PD Overlay), providing for a mix of residential and office uses to be built as integrated, cohesive developments. Parcels facing Myrtle are required to have ground floor commercial uses, with either residential or office uses on the floors above. Parcels without Myrtle Avenue frontage may be developed exclusively with residential uses.



Existing uses are primarily light industrial and warehousing, with a limited number of older, single-story offices and a few scattered non-conforming single family homes. As indicated in the parcel-specific sites inventory table (refer to Attachment 1), many adjacent parcels in this area are under single-ownership, facilitating lot consolidation and development potential. The General Plan and RH zoning provides for densities of 54 dwelling units per acre, with building heights of up to four stories. For purposes of estimating realistic development capacity, an average density of 40 units/acre was assumed, yielding 761 high density units on the 53 parcels which met the underutilized site criteria previously defined. The first project to implement the new General Plan in this area - Paragon at 700 South Myrtle Avenue - redeveloped previous light industrial uses to provide 163 apartment units on 3 acres (54 du/ac); the City granted a parking reduction to help facilitate the project.

Station Square Transit Village: The primary factor driving the City's vision for conversion of the older industrial uses south of the I-210 freeway into a mixed use Transit Village is the opening of a Metro Gold Line Station in this location in 2016. The General Plan identifies the opportunity for a true transit-oriented, high-density development in this area, with renovation of the historic Santa Fe depot to "serve as the centerpiece of a transit center surrounded by a mix of retail, office, residential, hotel, and open space uses."



The General Plan establishes the Station Square Transit Village Planned Development area (PD-Station Square Transit Village) as the land use designation for this approximately 80 acre area, also serving as the zoning. The PD designation is purposely designed to allow maximum flexibility in the intensity and location of development in response to market conditions. The Transit Village provides for a range of housing types, with a minimum of 1,400 units up to 3,600 units within the PD area, but no density cap on individual parcels. Units can be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development above retail uses. Residential uses, however, are not permitted immediately adjacent to the I-210 Freeway.

The area west of Myrtle Avenue, surrounding the future Metro Gold Line light rail station and the bus terminal, will consist of high-density development that supports the transit-oriented nature of this sub-district. Residential development east of Myrtle Avenue will vary in densities that are most appropriate to the market at the time of development.

The City has been actively working to facilitate the redevelopment of this area. The former Monrovia Redevelopment Agency (MRA) has acquired over 5 acres in the Station Square area, and has transferred 2.8 acres of cleared and graded land to a developer; the developer's preliminary concept plan depicts 248 apartment units (89 units/acre). To the east of this site, the City previously (2009) entitled a 337 unit mixed use project on 3.4 acres (100 units/acre). Based on these prior development applications, the Housing Element sites analysis utilizes an average density of 90 units/acre in three blocks, with 70 units/acre utilized on two blocks based on various site factors. Applying these density factors to the 51 parcels within the Station Square Transit Village PD which meet the Housing Element underutilized sites criteria yields 2,064 high density units, towards the low end of the 1,400 - 3,600⁵ unit range provided for in the General Plan.

West Cherry/Montana: The West Cherry/Montana neighborhood is an older, predominately lower density neighborhood that has been planned and zoned Residential High Density (54 units/acre) to facilitate infill development and revitalization. This is an area that is experiencing residential recycling, with 25 new units added since 2003, and an additional 21 units which began construction in 2013.



The overwhelming majority of the lots are less than 10,000 square feet (typical of the entire City). Due to lot size constraints, conservative potential density estimates were used, consistent with the typical density range of recent infill residential redevelopment projects:

⁵ Subsequent to adoption of the City's Land Use Element, approximately 25 acres on the east end of the Transit Village PD was acquired by the Gold Line Construction Authority for the Gold Line Operations Campus. This area, Phase 3 of the Transit Village, was previously envisioned as a mix of residential and commercial/office uses in the Land Use Element, contributing to the reduced unit potential under the Housing Element.

- lots < 15,000 sq ft 17 du/ac
- lots 15,000 - 20,000 sq ft 29 du/ac
- lots 20,000 - 43,560 sq ft 40 du/ac

Additionally, properties that were developed after 1965 were excluded. Based on the lot sizes of the 47 parcels identified as underutilized, the re-use of these sites would likely result in a total of 190 dwelling units, a net gain of 150 units. Lot consolidation in this area is encouraged to create larger development sites. This would significantly increase the densities that could realistically be achieved.

Comparison of Sites Inventory with RHNA

Table 35 compares Monrovia's 2014-2021 RHNA for 389 new units with the City's aggregate residential sites inventory derived from the following:

- 209 units in projects with entitlements
- 761 units in the Old Town Extension area
- 2,064 units in the Station Square Transit Village
- 150 units in the West Cherry/Montana neighborhood

Table HE-35: Comparison of Regional Housing Growth Need and Residential Sites

Income Category	Entitled Projects (post 2013) occupancy)	Minimum Density Guidelines	SP/PD Old Town Extension (av. density 40 du/ac)	PD-12 Station Square Transit Village (av. density 70 -90 du/ac)	RH West Cherry/ Montana (av. density 17-29 du/ac)	Total Unit Potential	2014-2021 RHNA
Very Low	--	30+ du/acre	761	2,064	--	2,825	101
Low	--				--		61
Moderate	--	12+ du/acre	--	--	150	150	65
Above Moderate	209	<12 du/acre	--	--	--	209	162
Total Units	209		761	2,064	150	3,184	389

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, Monrovia falls within the default density of 30 units/acre for providing sites affordable to very low and low-income households. For moderate-income households, based on several moderate-income projects developed in the City, the City has chosen a threshold of 12 units/acre to reflect a reasonable density with which moderate-income development can be achieved. Allocating Monrovia's residential sites inventory based on these density thresholds results in the provision of sites suitable for development of 2,825 units affordable to lower income households, 150 units affordable to moderate income households, and 209 units for above moderate income households.

In summary, Monrovia has provided more than adequate sites to fulfill its regional housing needs by income category. The City will further encourage and facilitate production of affordable units on these sites through regulatory incentives, including: flexible development standards and parking reductions; reduction/ deferral of development fees; and by-right development for small multi-family infill projects, and projects with affordable units.

Availability of Infrastructure and Public Services

As an urbanized community, the majority of Monrovia already has in place all of the necessary infrastructure to support future development. All areas identified for residential development have direct access to roads, water and sewer lines, communications lines, and electricity. The City's Capital Improvement Program has been updated to implement new programs specific to the redevelopment of the Station Square Transit Village based on measures identified in the Land Use Element EIR.

The residential build out analysis conducted in the City's 2008 Land Use Element EIR documents adequate infrastructure and public services to accommodate future growth. As the 2014-2021 Housing Element residential sites inventory is a subset of build out under the Land Use Element, the City has determined there are no public facilities or services constraints that would impede the development of housing units to meet its RHNA allocation for 389 new units. The following are more detailed discussions of water and wastewater capacities as documented in the Housing Element negative declaration.

The City of Monrovia operates its own water utility, with all water obtained from five active wells located in the San Gabriel Groundwater Basin. In 2010, available supplies were estimated at 7,600 acre-feet per year (af/yr) and citywide water demand was estimated at 7,411 af/yr. By 2030, supplies are projected to drop to 7,000 af/yr, but citywide demand is forecast to fall to 6,847 af/yr due to reductions in per capita use (City of Monrovia Utilities Division, 2011). Because the 2014-2021 Housing Element would not accommodate any residential development beyond what could be developed under the current Land Use Element and Zoning Code, it would not increase water demand beyond the above forecasts.

New development pursuant to the Land Use Element will generate approximately 7 million gallons of wastewater per day in 2025. The Whittier Narrows, San Jose Creek, and Los Coyotes Water Reclamation Plants, which treat the City's wastewater, process a total of approximately 128.3 million gpd. Monrovia would therefore account for no more than 0.3 percent of the reclamation plants' daily treated wastewater. The 2014-2021 Housing Element would not result in any housing beyond what could be developed under the current Land Use Element and Zoning Code.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Monrovia will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

C. Financial Resources

The extent to which Monrovia can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in Monrovia has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. Loans made by Monrovia's former Redevelopment Agency using Low and Moderate Income Housing Funds will return to the City acting as the Agency's Housing Successor, and become available to support in future housing development in Monrovia. In addition, unused proceeds from the FY 2011 Housing Bond issued by the former MRA will also continue to be available to support housing activities identified on the bond project list.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of potential new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.
- SCAG Sustainability Program 2013-2014 Call for Proposals. This new local assistance planning program combines Compass Blueprint assistance for integrated land use and transportation planning with new Green Region initiative assistance for bicycle and pedestrian planning efforts.

Table 36 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Monrovia.

Table 36: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Monrovia receives approximately \$240,000 in CDBG funds from LACDC on an annual basis, but may be subject to additional federal cutbacks.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project

Table 36: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> Predevelopment, site development, site acquisition Rehabilitation Acquisition/rehab Downpayment assistance Mortgage financing Homebuyer counseling
Affordable Housing Innovation Fund www.hcd.ca.gov/fa	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: <ul style="list-style-type: none"> ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program 	Varies depending on activity
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	<ul style="list-style-type: none"> Development of parks and open space Water, sewer or other utility service improvements Streets, roads, parking structures, transit linkages, transit shelters Traffic mitigation features Sidewalks and streetscape improvements
Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp/	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	<ul style="list-style-type: none"> Grants for creation of new parks, or rehabilitation or improvements to existing parks.
Transit-Oriented Development Program www.hcd.ca.gov/fa/tod/	Funding for housing and related infrastructure within one-quarter mile of transit stations. Upon funding of the future Gold Line extension, the State TOD program may be applicable to facilitate development around the planned station in Monrovia.	<ul style="list-style-type: none"> Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit Land acquisition

Table 36: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> Site acquisition Pre-development costs
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). With the dissolution of redevelopment agencies, HACoLA has been designated the successor agency, and is responsible for dispersing the remaining \$38 million in City of Industry Funds for affordable housing.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	<ul style="list-style-type: none"> First-Time Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; and low downpayment mortgages for homes in underserved areas.	<ul style="list-style-type: none"> Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, October 2013.

D. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Recipient families are asked to provide sweat equity, while volunteers consisting of church members, business persons and local organizations provide labor and materials. The homes are sold to families with no interest loans. The former Monrovia Redevelopment Agency partnered with Habitat for Humanity to achieve the development of four low income units for first-time homebuyers.

Heritage Housing Partners (HHP) is a Pasadena-based non-profit housing developer specializing in affordable homeownership through the preservation of existing historic homes and the construction of new, contextual single-family residences. HHP has sold over 80 affordable homes (both new construction and historic rehab) in Pasadena, South Pasadena, and Glendale, with 120 units in the pipeline. HHP enhances the quality of life in the communities it serves by promoting historic preservation, providing affordable homeownership opportunities and creating community stakeholders.

Rebuilding Together is a national volunteer organization which helps preserve owner occupied houses and neighborhoods to assure a safe and accessible home for people in need. Rebuilding Together works with low income households and concentrates on the elderly, the disabled and families with children so that they may continue to live with pride and dignity. The local affiliate, Rebuilding Together Duarte/Monrovia, formed in 2001 and has established a goal to repair and rehabilitate at least two owner-occupied low-income homes per year with the assistance of local sponsors and other volunteer based organizations.



Jamboree Housing Corporation (JHC) is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

National Community Renaissance is a nonprofit developer whose mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multifamily units throughout Southern California, and staffs community resource centers at all its properties administered by the Hope Through Housing Foundation.

E. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased.

In 2007, the Monrovia City Council adopted the Monrovia Environmental Accords through Administrative Policy No. 9.02. The Monrovia Environmental Accords are modeled after the United Nations Urban Environmental Accords and consist of 21 action items (Attachment 2). The action items focus on seven major topic areas sustainability: Energy, Waste Reduction, Urban Design, Urban Nature, Transportation, Environmental Health and Water. Based on the progress made, Monrovia has been recognized as a Model City by the San Gabriel Energy Wise Partnership. Monrovia's Green Team has identified the importance in developing an Action Strategy for all of the items and presenting to City Council for their annual review.

Additionally, the City completed the Energy Action Plan (EAP) through a partnership with the San Gabriel Valley Council of Governments, which includes strategies for reducing residential energy consumption (i.e., education, energy efficiency improvements, etc.).

Land Use and Urban Design Opportunities

Although there are no specific energy provisions in the zoning code, the policies and programs of the Housing Element encourage the use of energy conservation methods to lessen the environmental impact of development.

The 2008 update to the Land Use Element addressed the need to create a stronger job/housing balance and facilitates the development of housing close to existing and future transportation corridors. By significantly increasing allowable densities in these areas, the City is encouraging more compact development and mixed use development. These actions were taken specifically to reduce the development pressure on existing neighborhoods and undeveloped hillside land.

Conservation Opportunities

As part of the Environmental Accords, the City is actively conducting outreach and marketing of energy-saving incentives including available funding opportunities to assist with energy conservation retrofits and weatherization. The City's newsletter *Monrovia Today* now includes a regular column *Going Green* that devotes an entire page to the topic.

The MAP program includes grants to assist with the installation of weatherization and energy conservation devices. Additionally, Southern California Edison (Monrovia's electricity provider) offers incentives to improve energy efficiency. The City maintains a good working relationship with Edison and will continue to promote its program to Monrovia residents. The City recognizes the need for proper load management to ensure that power plants do not become overloaded during peak hours. To reduce this risk, residents are encouraged to turn off unnecessary appliances during peak load hours to reduce the need for new power plants and energy overload.

Finally, the Foothill Area Community Services and East San Gabriel Valley Consortium are non-profit organizations providing free energy conservation repairs and insulation for homeowners and tenants unable to afford such repairs.

Green Building Opportunities

One of the projects that resulted from the Environmental Accords is the creation of the Green Building Program, which is being implemented through adoption of the California Green Building Code within Monrovia's Municipal Code. The City's Building Official is an active member of the United States Green Building Council (USGBC) which is instrumental in promoting green building in the nation.

Energy efficient appliances, such as low flow showerheads, can reduce the level of natural gas used for water heating. The City also encourages proper maintenance and the use of energy efficient models of large appliances such as refrigerators, stoves, dryers, and others. Energy efficient light fixtures and light bulbs, which save electricity and last longer than average light bulbs are also encouraged.

In addition to the required compliance with Title 24, the City is exploring green building strategies which include providing incentives for sustainable development (including use of solar power, energy efficient appliances, eco-friendly paint), promoting the use of "alternative" or recycled building materials, permeable paved surfaces and ultimately the development of a "tool box" for greener development.

While green building practices may increase the costs of housing construction, the long term benefits outweigh initial development costs. The City is actively exploring methods and funding opportunities to promote and encourage greener building practices. The Green Building Program in the Housing Element discusses the City's initiatives.

Monrovia has hosted multiple events to educate residents on energy efficiency, including a Sustainability Expo which offered workshops pertaining to green building, energy efficiency and solar power, and the annual MAP conference which includes a booth and conference sessions promoting sustainability programs for residents.

The City recently became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) financing program. HERO allows property owners to fund small renewable energy or energy efficiency improvements through a Property Assessed Clean Energy (PACE) program and repay the loans as an item on the owner's property tax bill.

III. POTENTIAL HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, and environmental factors that may serve as a potential constraint to housing development and improvement in Monrovia.

A. Governmental Constraints

Local jurisdictions influence the cost and availability of housing through a number of development regulations and policies. Land use controls, site improvement requirements, building codes, development permit and impact fees, and other local programs intended to improve the overall quality of the community may serve as potential constraints to the development and improvement of housing.

Land Use Controls

The General Plan sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. Monrovia's General Plan provides for five residential land use categories, ranging from Foothill Residential at maximum densities of one unit/acre, to High Density Residential, permitting densities up to 54 units/acre. Monrovia's 2008 Land Use Element Update expanded the areas where high density residential is permitted to several non-residential land use districts, significantly increasing the City's capacity for new residential development.

Table 37: General Plan Land Use Designations

General Plan Designation		Maximum Density
Residential	High Density Residential	54 du/acre
	Medium Density Residential	17.4 du/acre
	Low Density Residential	5.8 du/acre
	Residential Estate	2 du/acre
	Foothill Residential	1 du/acre
Non Residential	Station Square TOD	No density limit. Max 3,600 units
	Neighborhood Commercial	54 du/acre
	Retail Corridor Mixed Use	54 du/acre
	Historic Downtown Commercial	54 du/acre
	Specific Plan/Planned Development Overlay (Old Town Extension)	54 du/acre

Residential Development Standards

The Zoning Ordinance is the primary tool for regulating location, massing, intensity, and design and site planning. Monrovia's residential development standards have not changed significantly over the past few decades and are generally no more or less restrictive than other jurisdictions and therefore probably do not impact the development of housing affordability issues much differently than in other communities. However, it is safe to say that the proportion of the number of properties zoned for multifamily development is greater in Monrovia than most other communities in the San Gabriel Valley.

The City offers a variety of housing opportunities through its land use policies. There are 14 zoning districts that allow some type of residential development. Residential development is permitted or conditionally permitted in these zones:

- RF – Residential Foothill
- RE – Residential Estate
- RL – Residential Low Density
- RM4000 – Residential Medium Density 4000
- RM3500 – Residential Medium Density 3500
- RM3000 – Residential Medium Density 3000
- RM2500 – Residential Medium Density 2500
- RM/RH – Residential Medium/Residential High Density
- RH – Residential High
- PD – Planned Development
- SP – Specific Plan
- HCD – Historic Commercial Downtown
- NC – Neighborhood Commercial
- RCM – Retail Corridor Mixed Use

There are 25 PD (Planned Development) zones throughout the City, with the regulations for each contained in the Land Use Element. PD zones are typically areas with a mix of uses where traditional zoning regulations may not effectively ensure compatibility. Some PD zones allow commercial uses, while others permit residential and others allow both; 21 of the 25 PDs permit residential uses (refer to Attachment 3 for a listing of PD zones that permit residential).

Monrovia's residential development standards are summarized in Table 38 on the following page. As a means of encouraging lot consolidation, the City's multi-family zones use an FAR (floor area ratio) standard on lots greater than 15,000 square feet in size, thereby allowing for greater flexibility (additional smaller units or fewer larger units) within the overall 0.75 FAR envelope. Furthermore, there are no specified height limits in the RM and RH zones, with building heights controlled by a multi-story setback requirement (described in the footnote to Table 38).

Table 38: Residential Development Standards

Zone	Density	Min. Lot Size (sq ft) ³	Min. Unit Size (sq ft)	Max FAR ¹	Max. Bldg Height ²	Front Yard (ft) ⁴	Side Yard (ft)	Rear Yard (ft)	Open Space Req.
RF	Up to 1 du/ac	15,000	2,000	Max of all bldgs = 0.3	30 ft.	25	10% lot width or 15' max	20	N/A
RE	Up to 2 du/ac	20,000	2,000	.17 + 0.5	30 ft	25	24% lot width or 5' min.	20	N/A
RL	Up to 5.8 du/ac	7,500	1,250	.17 + 0.5	30 ft	25	24% lot width or 5' min.	20	N/A
RM2500- RM7500	1 unit per 2,500 sf up to 1 unit per 7,500 sf of lot area	10,000	<u>Detached</u> 1,250 sf <u>Attached</u>	0.4 + 0.2	2 nd floor+ setbacks	25	10% lot width or 5' min.	20	40% of each unit's square footage
RM/RH	Lots <15,000 sf = 1 unit per 2,500 sf Lots >15,000 = 0.75 FAR	15,000	bachelor - 500 efficiency - 600 1 bdrm - 800	0.4 + 0.2 0.4 + 0.4	2 nd floor+ setbacks	25	10% lot width or 5' min.	20	20%/40% of each unit's square footage
RH	Lots <15,000 sf = 2 units for 1st 5,000 sf + add'l unit for every 1,500 ft > 5,000 Lots >15,000 = 0.75 FAR	15,000	2 bdrm - 1,000 3 bdrm - 1,200 +50 sf for every bdrm > 3	0.75 + 0.4	2 nd floor+ setbacks	25	10% lot width or 5' min.	20	20%
NC	0.5 FAR	15,000		0.75	--	10	0' to 20'	0' to 20'	0
HCD	Up to 25 du/ac	10,000	studio - 500 1 bdrm - 600 2 bdrm - 800	2.0	35 ft	0	0	0	
PD 12 Station Square Transit Village	Up to 110 du/ac 3,600 du maximum in 80 acre area	3 acres	Flexible Based on specific plan	none	none	0	0	0	3.0 acres/ 1,000 residents

¹ FAR (floor area ratio) - first number reflects max FAR for dwelling units, second number reflects max FAR for accessory structures.

² Building heights in multi-family districts are controlled through multi-story setback requirements. In the RH zone, the base side yard setback is 10% of the lot width (with a min of 5'). The multi-story setback requires 6' for the second story and an additional 5' for each story above two. For example, on a 100' wide lot, the base setback would be 10', with the second story also setback 10', and the third story setback 11' (6' second story + 5' for the third story). Each story, not the entire building, above that would need to be stepped back an additional 5'.

³ Existing subdivided parcels are not required to meet the minimum lot size under zoning. For example, only newly subdivided lot in the PD 12 zone would be subject to a 3 acre minimum.

⁴ Or block average setback if more than 25'.

Parking Requirements

Monrovia has established minimum parking requirements as follows:

- **Single family dwellings:** Two garage spaces per unit (if access is from a hillside street, three garage spaces must be provided)
- **Multifamily dwellings:** Two garage spaces per unit in complexes of one to five units, and in complexes of six or more units, two garage spaces and one half guest space must be provided per unit. In addition, in Planned Unit Developments of 25 units or more, or large units greater than 2,000 square feet with four bedrooms, additional parking is required. One open parking space adjacent to the unit must be provided, or a three car garage in lieu of a two car garage must be provided, or a driveway of at least 18 feet must be provided
- **Convalescent, nursing homes, or sanitariums:** One space per four beds
- **Senior citizen housing:** One space per unit and one guest space per every ten units, with a minimum of 75% of the spaces in carports or garages
- **Mobile homes:** Two spaces per dwelling unit, plus one space within the park for every ten units for guest parking.

As an older community, there are a significant number of residential properties (both single family and multi-family) that provide little or no on-site parking, therefore the provision of adequate parking for new development is an important consideration. This is especially true for the historic core of the Monrovia, which encompasses approximately the central third of the City. Monrovia's parking requirements are typical for most suburban communities, although the amount of resident parking required for multi-family housing may be somewhat higher. The City's parking requirements could make it difficult to accommodate affordable housing on infill sites, however, due to the requirement for two covered resident spaces per dwelling unit regardless of the number of bedrooms.

Deviations from the Parking Ordinance (except for the elimination of *all* required parking) are classified as Minor Exceptions as opposed to Major Variances and can be approved by the Development Review Committee. The City has been open to reviewing feasible alternatives on a case-by-case basis: the 68-unit Colorado Commons mixed use development was approved with 2 tandem parking spaces per unit and employed a shared parking concept for the provision of guest parking and the commercial uses; a shared parking concept was used for the 163-unit 700 South Myrtle Avenue development; and most recently, the 154-unit 5th and Huntington apartments was approved with a parking ratio of 1.8 spaces per unit.

Cumulative Impact of Development Standards

The number of dwelling units that may be constructed on any individual multi-family residential property is determined by applying a combination of standards to the specific site, summarized in Table 44 and the parking standards presented above. While the three large scale apartment projects described above have all achieved the maximum 54 unit/acre density permitted under zoning, each of these projects required a reduction in the City's parking and minimum unit size standards. This would indicate the City's minimum unit sizes and parking requirements are limiting the achievable densities to less than that otherwise permitted under zoning. As a means of better facilitating the provision of smaller, and more affordable units, the City has included a

program in the Housing Element (Program 18) to undertake a review and update of its minimum unit sizes and parking standards, including evaluation of the following to enhance parking efficiencies and sustainability:

- Reduced parking requirements for studio and one bedroom units;
- Reduced parking requirements in proximity to transit;
- Inclusion of bicycle parking requirements in parking standards; and
- Establishment of shared parking guidelines for mixed-use projects.

Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, second dwelling units, single room occupancies, emergency shelters, and transitional and supportive housing. Table 39 summarizes the variety of housing types permitted within Monrovia's zoning districts.

Table 39: Housing Types by Residential Zone Category

Table 67: Housing Types by Residential Zone Category							
Housing Types Permitted	RF RE RL	RM RM/RH	RH	HCD	NC	RCM	M
Single family dwelling	P	P	P				
Multiple-family dwelling		P/C	P/C	CS	C	C	
Senior citizen housing (multiple)		C	C	CS	C		
Manufactured Housing	P	P	P				
Mobile Home Park			C				C
Second dwelling unit	P	P	P				
Group Dwelling (State mandated)	P	P	P				
Group Dwelling		C	C				
Transitional and Supportive Housing ^{1,2}		P/C	P/C	CS	C	C	
Emergency Shelters ²							P
SROs ³	To be defined						
Farm Employee Housing	Not applicable						
P – Permitted C – Conditional Use Permit Required S – not permitted at street level Blank – Not Permitted							
¹ Transitional and supportive housing shall be considered as a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.							
² City Council is in the process of adopting Code amendments to specify transitional and supportive housing are a residential use of property, and to permit shelters in M zone district, with second reading of the Ordinance scheduled for 1/21/14.							
³ City to adopt Code amendment in 2014 to conditionally permit SROs in specified commercial zones.							

Source: Monrovia Zoning Ordinance, Land Use Element

Multiple-family dwellings

Multiple family dwellings are allowed in all six multiple family residential zones, 20 Planned Development (PD) zones, and 3 non-residential zones. This use type includes apartments, condominiums, townhomes and Planned Unit Developments (PUD). Transitional and supportive housing that operate as a multifamily use are regulated the same as other multifamily dwellings.

The vast majority of new multifamily residential development takes place on infill lots, replacing existing residential development in established neighborhoods. The City uses a Conditional Use Permit (CUP) to ensure neighborhood compatibility. Since 1998, the City has approved close to 900 multifamily dwelling units through the CUP process, with not a single application being denied. In addition to the CUP, the majority of multifamily applications in recent years have also required review of a tentative map which also requires a public hearing as per the Subdivision Map Act; the CUP process occurs concurrently with these other reviews, so that the processing time is not affected.

Nonetheless, the requirement for a CUP for multi-family projects in multi-family zoning districts adds time and costs for projects not requesting other entitlements. As a means of better facilitating the multi-family infill envisioned under the General Plan for areas designed High Density Residential, the City has included a program in the Housing Element to eliminate the CUP requirement for projects with fewer than ten units within the RH zone. Furthermore, RH zoned projects which incorporate a minimum of 25 percent affordable units will be processed through a site plan and design review process, regardless of project size.

Factory Built/Modular Homes/Mobile Homes

These housing types that are installed on a permanent foundation and that meet the State Uniform Housing Code are considered single-family homes and subject to the same regulations as stick-built dwellings. Design review is limited to siding materials, roofing materials, and roof overhang.

Second Units

Second units (also known as "granny flats") provide additional affordable housing opportunities. The City has permitted second units in single-family zones for over 20 years. In 2003, the Zoning Ordinance was amended in compliance with AB 1866, allowing second units by right in Monrovia's single and multi-family residential zones, subject to the development standards of the underlying zone. Under the City's regulations, second units can range in size from 150 to 640 square feet and are permitted to have just one bedroom. One additional off-street garage parking space is required for the second unit.

While Monrovia continues to process second unit applications, with 13 permits issued during the last 2006-2013 RHNA planning period, the level of activity has been fairly modest. Considering the benefits second units can offer an aging population in particular, the City will undertake the following actions to encourage and facilitate the provision of second units (Housing Element Program #12):

- Re-evaluate current second unit standards, including requirement for garage parking, prohibition of exterior stairs for attached second units, and restrictions on

second units above a detached garage. Consider allowance for reduced setbacks and deviations from other standards through an administrative remedy process.

Group Dwellings

Monrovia's Zoning Code establishes the following two categories of groups dwellings:

GROUP DWELLING (STATE MANDATED). *A residential facility which serves six or fewer persons who are not related by blood, marriage or adoption on a weekly or longer in as such much as it is mandated by state law to not distinguish such residents from persons who reside in other family dwellings of the same type in the same zone (Cal. Health and Safety Code §§ 1500 et seq.). Group dwellings under this classification may be used for such uses as residential care facility, homes for handicapped persons or dependent and neglected children.*

GROUP DWELLING. *A residential facility designed for occupancy of persons who are not related by blood, marriage or adoption, on a weekly or longer basis. Typical uses shall include dormitories, sorority or fraternity houses, retirement homes, boarding and rooming houses and other such facilities.*

As indicated in Table 45, the City permits State mandated group dwellings in all residential zones, as well as in those PD zones permitting residential uses. All other group homes not covered under state regulations are allowed in all multifamily residential zones with approval of a CUP; this includes residential care facilities.

Transitional and Supportive Housing

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units. However, as the Zoning Ordinance does not currently contain a discrete definition of such facilities, the City will add the following definition to its Code and add provisions which shall state explicitly that transitional housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone:

Transitional Housing. A dwelling unit or units intended for use as rental housing but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the binning of the assistance.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. However, similar to transitional housing, the City will add the following definition to the Zoning Code and add provisions which shall state explicitly that supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone:

Supportive Housing A dwelling unit or units with no limit on length of stay, that is intended for occupancy by the target population (as defined in California Government Code Section 65582), as amended or replaced from time to time), and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

Emergency Shelters

SB 2 also requires the Housing Element to address planning and approval requirements for emergency shelters. More specifically, jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of Housing Element Needs Assessment, the Los Angeles Homeless Service Authority (LAHSA) January 2013 point-in-time count identified 17 homeless within the Monrovia city limits. Given that Monrovia has no emergency shelters within its City limits, Monrovia can be considered to have an unmet need for an emergency shelter.

Monrovia staff have conducted a review of the City's zoning districts and determined the Manufacturing (M) zone is the most conducive to provision of an emergency homeless shelter by right. Since there are almost no vacant developable parcels remaining in the City, the accommodation of an emergency shelter will require either redevelopment of a site or the utilization of an existing building. Based on the development standards and existing development within the City, the M zone district offers many opportunities for provision of an emergency shelter.

Existing development within the M zoning district is mainly comprised of smaller industrial or warehousing buildings occupied by lower intensity light industrial, research and development, warehousing or office uses. Many of these properties are underutilized and could be easily modified to accommodate a shelter. Very few heavy industrial uses operate within the City. New uses that fall within the heavy industrial classification would require the approval of a Conditional Use Permit. Part of the consideration of the approval of a new heavy industrial business would be potential impacts on surrounding

existing properties and uses, thereby providing protection for an existing shelter use.

The following distinct areas fall within the M zoning district: South Mountain, Old Town Extension/West Chestnut, Railroad/ Raymond, and Taylor/Walker. Each of these areas are within close proximity to public transportation. Additionally, the Foothill Unity Center, a provider that among other services offers assistance to people who are situationally homeless, is based in one of the largest manufacturing districts.

The City has included a program in the Housing Element (Program #17) to amend the Zoning Ordinance (by January 2014) to identify emergency shelters as a by-right, permitted use in the M-1 zone district subject to the same development and management standards as other uses permitted in the M-1 zone.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. While Monrovia's Zoning Ordinance does not explicitly address Single Room Occupancy uses, they currently would be treated the same as motels and hotels.

In order to better facilitate SROs, the City will revise its Zoning Code to explicitly identify SROs as a conditionally permitted use within specified commercial zoning districts.

Farm Employee Housing

Based on Census data compiled by the Southern California Association of Governments (SCAG), just 33 Monrovia residents were occupied in farm-related occupations, representing less than 0.02 percent of the City's labor force. The City has no land remaining in agricultural use and does not have any farm housing. Therefore, given the absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

Development Review Process

In order to facilitate development applications, City Staff strongly encourages all property owners and/or developers to discuss their proposals prior to developing a fully realized proposal. Staff Planners are assigned to projects early on and will generally follow the project through to the issuance of the Certificate of Occupancy. Although applicants are encouraged to meet with the various departments early on in the process, the fact that City Staff involved in development are located in three separate buildings could be a constraint to development. Due to the limited staff, it is impractical to create a "one-stop" counter; however the provision of documents from other departments at each customer service counter could help disseminate information.

To facilitate development proposals, pre-application meetings are scheduled with the Engineering Division, Building Division, Planning Division and the Fire Department to identify any potential issues and to find solutions that can be incorporated into the final proposal. Staff's philosophy is to provide as much information up front and to set the applicant up for success.

Critical to the efficient processing of applications is the Development Review Committee (DRC) review. DRC is an interdisciplinary review for new development (both single-family and multifamily). The Committee is made up of the Director of Public Works, Fire Chief, Police Chief and is chaired by the Director of Community Development. DRC makes recommendations on applications under the Planning Commission's purview and has jurisdiction on applications for minor conditional use permits and minor exceptions. This committee was established to streamline the permit process.

The DRC process provides for better-coordinated, concurrent, and expedited review of development proposals. The process also provides for more rapid trouble-shooting of potential problems that could delay development review due to the interdepartmental nature of the process. For these reasons, the City considers the DRC process as a benefit, and not a constraint, to housing.

Conditional Use Permit Process for Multifamily Housing

As previously described under "Zoning for a Variety of Housing Types", Monrovia currently requires a Conditional Use Permit (CUP) for multi-family housing within multi-family zoning districts as a means of ensuring neighborhood compatibility. Development proposals are reviewed by the Monrovia Planning Commission at a public hearing.

The City strives to use the CUP process to reduce potential issues of neighborhood and environmental concern so that multifamily projects can be processed as expeditiously as possible. Staff review of multifamily proposals is typically completed within 30 days, and total time between submission of a complete application and approval of a CUP is about eight weeks. The use of an Interdepartmental Development Review Committee (DRC) assures timely and coordinated review of development proposals.

Nonetheless, the requirement for a CUP for multi-family projects in multi-family zoning districts adds time and costs for projects not requesting other entitlements. As a means of better facilitating the multi-family infill envisioned under the General Plan for areas designated High Density Residential, the City has included a program in the Housing Element to eliminate the CUP requirement within the RH zone for projects with fewer than ten units. Furthermore, RH zoned projects which incorporate a minimum of 25 percent affordable units will be processed through a site plan and design review process, regardless of project size. Monrovia will also be establishing a clear set of Multi-Family Design Guidelines (Housing Element Program #6) which will further help to facilitate the planning review process and address potential constraints associated with the City's multi-family processing procedures.

Development Approval Timelines

The City of Monrovia prides itself on its ability to process all applications in a timely and efficient manner. The time required for development approval is not generally a constraint or substantial cost to housing developers. Items requiring a public hearing typically take 6-8 weeks to the date of the hearing from the time of submittal of a complete application. If City Council approval is also required (e.g. Tentative Tract Maps) an additional 2 weeks is standard.

Average processing time for residential projects varies depending on project complexity. Single-family residential projects must be reviewed by the Development Review Committee, which meets every week. If approved, the project must go through the plan check process, which takes up to four weeks. Multi-family projects of three or more units must be reviewed at a public hearing. The process, from preliminary review to plan check, including public hearings, may take up to 10 weeks. Monrovia's typical time to process development applications is less than most other local jurisdictions and do not constrain the development of affordable housing.

Table 40: Approval Timelines

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 weeks
Conditional Use Permit	6-8 weeks
Zone Change	2-3 months
General Plan Amendment	2-3 months
Site Plan Review	2 weeks
Design Review	2 weeks
Tract Maps	8-10 weeks
Parcel Maps	6-8 weeks
Initial Environmental Study	6-8 weeks
Environmental Impact Report	4-12 months

Source: Monrovia Community Development Dept, 2013.

Permit and Development Impact Fees

Monrovia charges a number of permit and development impact fees to cover the cost of processing development requests and providing public facilities and services to new development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. The following Tables 41 and 42 list the City's current Planning/Entitlement Fees and Development/Impact Fees.

Table 41: Summary of Monrovia Planning/Entitlement Fees

Fee	Amount
Development Review Committee	Single-family (addition) \$142 Single-family (new) \$170 Commercial/industrial/multi-family \$340 Miscellaneous \$115 City Initiated Fee No Fee
Minor Exception	\$315
Major Variance	\$1,155
Major Conditional Use Permit (CUP)	New = \$2,215 Amend = \$960 Use only = \$1,155
Tentative or Vesting Parcel Map	New = \$1,565 Amend = \$915
Tentative or Vesting Tract Map	New = \$1,565 (+\$150 per dwelling unit) Amend = \$1,050 (+\$150 per dwelling unit)
Hillside Development Permit	\$630
Cumulative Fee Collection (for above categories)	All multiple request applications = 100% main request + 50% all additional requests
Property Ownership List Preparation	\$211
Public Hearing Publication Fee (for above categories)	Planning Commission \$108 Planning Commission & City Council \$216
Environmental Review (not subject to cumulative fee collection)	Negative Declaration \$850
CCR Review	\$415
Landscape Plan Check	\$365
Appeal to Planning Commission	Single-family \$160 All Others \$525
Appeal to City Council	Single-family \$130 All Others \$355
Computerization Cost Recovery	\$5 per application for all applications
Historic Preservation Cost Recovery	\$3 per application for all applications

Source: Source: Monrovia Community Development Dept, 2013.

Table 42: City of Monrovia Development Fees

Fee	Amount
School Facility Fee	\$1.84 per square foot
Construction Tax	\$125 per bedroom
Building Permit Cost	\$115 Minimum
Electrical Permit Cost	\$59 minimum
Plumbing Permit Cost	\$59 minimum
Mechanical Permit Cost	\$59 minimum
State Seismic Fee (SMIP)	1% cost of building permit
Sewer Connection Fee	Varies by zone From \$0 to \$550 for each dwelling unit
Water Connection Fee	1" copper service with 1" meter = \$3,900
Sewer Lateral	\$250
Grading Plan Check	Engineers estimate
Grading Inspection Fee	Engineers estimate
General Plan Cost Recovery	Varies by project
Art in Public Places	1% of project cost (\$1 million and over)
Fire Service Impact Fees	\$40 site plan review + \$.35 to \$.70 per SF

Source: Source: Monrovia Community Development Dept, 2013.

The City's fee schedule is based on the actual cost of providing the requested service. Fees are reviewed annually and adopted by the City Council at a public hearing. In addition to the fee cost study, a survey of surrounding cities is also completed to compare Monrovia's fees to other jurisdictions. The majority of the fees are proportionate to the size of the proposed project which help to keep costs down for smaller developments. While any fees add to the overall cost of housing, Monrovia's fees consistently remain at or below the average of other San Gabriel Valley jurisdictions.

Monrovia will waive or defer fees for affordable housing developments on a case-by-case basis, or use local funds if the City determines that the waiver or deferral is necessary to maintain the affordability of housing to low-income households. The City considers fee waiver requests for both affordable ownership and rental housing.

Estimated Project Costs

Development and impact fees for a typical single family home would be approximately \$6,000 (without subdivision). For Multi-family development, the fees average \$17,780 per unit or 9% of the valuation. Based on the schedule of fees provided in Tables 41 and 42 above, the following Table 43 illustrates the fees for a 10-unit Planned Unit Development (PUD) with 3 bedrooms per 1,700 square foot dwelling and a valuation of \$187,000 per unit.

Table 43: Total Project Development Fees for 10 unit PUD

Fee Category	Fee Amount
Planning	
Conditional Use Permit	\$2,215
Architectural / Site Plan Review (DRC)	\$340
Other (publication and owner list)	\$427
Building	
Plan Check	\$17,227
Building Permit	\$24,770
Electrical Permit	\$2,534
Mechanical Permit	\$1,260
Plumbing Permit	\$2,342
Construction Tax	\$3,750
State Seismic Fee	\$18,700
Waste Mgmt. Fee	\$500
General Plan Cost Recovery	\$5210
Art In Public Spaces	\$18,700
Subdivision	
Certificate of Compliance	N/A
Lot Line Adjustment	N/A
Tentative Tract Map	\$3065
Other (Landscape Plan Check)	\$365
CC&Rs	\$415
Environmental N/A	
Impact Fees	
Fire Impact fee (per SF)	\$13,750
Sprinkler Plan Check and Permit Fee	\$1430
Dry Stamp Pipe	\$200
Water Connection line and meter	\$29,000
Sewer Hook-up (included in plumbing)	N/A
School (\$1.84 per SF)	\$31,280
Drive Approach (each)	\$322
TOTAL PROJECT FEES	\$177,802
TOTAL FEES PER UNIT	\$17,780
Proportion of Total Development Cost	9%

Source: Source: Monrovia Community Development Dept, 2013.

Building Code Requirements

The City's Building Code follows the standards established in the California Building Code. Many of these standards are reinforced through the policies of the General Plan and basic safety standards. Building Code standards do not constrain the placement of affordable housing in portions of the City where the land is flat. However, the standards are more restrictive in the hillside areas, requiring more safety studies and safety materials to combat the environmental hazards present in the hillside areas. Therefore, additional costs are associated with meeting these requirements, making placement of affordable housing in these areas unlikely. These standards are necessary to ensure the health and safety of those residing in the dwelling and should not be weakened in order to site high-density housing in a hazardous area. Enforcement of the Building Code does not constrain housing.

Off-site requirements

All properties zoned for multifamily uses are on dedicated/improved streets with curbs and gutters and most with sidewalks. Unless the improvements in adjacent right-of-way are damaged, enhancements are generally not required. Monrovia's street grid system helps to mitigate potential traffic impacts and except for very large projects (over 50 units), traffic mitigation measures have not been required.

The utility delivery system is already in place and all property zoned for multifamily uses is currently served by or directly adjacent to utilities. In general, off site requirements are minimal and do not constrain housing development.

Regulations Applying to Persons with Disabilities and Special Needs

The Monrovia Municipal Code classifies most supportive housing for persons with disabilities including licensed residential care facilities as "group dwellings". Group dwellings serving six or fewer people are permitted by right in all residential zones as required by state law and subject to the state's maximum concentration requirements. No review by the City is required. The Girls Republic which provides a full continuum of care facility for recovering teenaged girls operates under this classification, and recently expanded to 8 beds.

Group dwellings that are not regulated by the state can be located in all RM zones, RM/RH and RH zones with approval of a Conditional Use Permit (CUP) by the Planning Commission; there are no maximum concentration requirements in the City's regulations. Supportive and transitional housing that are developed and operated as multi-family dwellings are regulated the same as other multi-family dwellings pursuant to state requirements. Second units, which are permitted in all residential zones, can provide another type of supportive housing or can function as a caretaker/companion unit.

In the past 20 years, there has been only one request for supportive housing in Monrovia. Phoenix House operates a residential treatment facility for female parolees.

The CUP was originally approved in 1999 and was amended in December 2005 to allow an expansion.

The CUP process allows the consideration of reasonable accommodation for residential development for persons with disabilities and evaluates individual requests on a case-by-case and site-by-site basis. Factors such as proximity to services and transportation can be examined on determining the suitability of the location based on the specified user.

Conditions are placed to ensure that the facility meets all applicable laws including the provisions of the Americans with Disabilities Act (ADA) and help to ensure a successful integration into an existing neighborhood. Deviations from setback, parking, floor area ratio, and accessory structure requirements can be requested through a concurrent variance process. Findings would be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act. For the most part, the regulations do not significantly constrain the ability to locate these facilities.

Monrovia does not have a written policy of reasonable accommodation, however, most requests for accommodation that require a deviation from the development standards can be handled through the minor exception process. Additionally, access modifications like ramps are ministerial through the building permit process. In order to better facilitate housing for persons with disabilities, the Housing Element includes a program for the City to adopt written procedures for reasonable accommodation.

B. Non-Governmental Constraints

The major non-governmental constraints in the provision of housing are the related costs: construction costs, labor costs, land costs and market financing. Over the past decade all of these costs have risen substantially. This drives up the cost of housing, making the provision of affordable housing even more difficult and unlikely without some sort of assistance. These constraints are not specific to Monrovia and do not differ significantly from other communities in California.

Land Costs

As with much of southern California, over the past several decades the price of land in Monrovia has increased substantially and is the leading factor to the high housing prices and rents throughout the region. Being a built out city means that new development is taking place on already improved land, which further drives up the cost of building new housing. The high cost of land along with the improvements makes it very difficult for developers to build housing for the lower income segment of the market.

In general, the high cost of land in Monrovia limits market-built affordable housing without significant financial incentives.

Construction Costs

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor Construction Cost Trends for 2013, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).⁶

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

⁶ www.dcd.com/pdf_files/1301trends.pdf

The Cost and Availability of Financing

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages also known as *subprime lending*. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. However, as the terms of the introductory rates began to expire, loan rates were adjusted upward increasing mortgages. This forced many people with these types of loans into default. By late 2007, foreclosures accelerated triggering a global financial crisis in 2008.

This has completely changed the face of the mortgage industry. The standards for both new loans and refinancing have been tightened and significantly limited available options for prospective borrowers.

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 44 summarizes HMDA data for both Monrovia and Los Angeles County as a whole, providing information on the approval status of all home purchase loan applications during 2011. Residential lending activity in Monrovia was relatively modest, with just 315 applications for conventional and FHA home purchase loans. At 77 percent, the mortgage loan approval rate in Monrovia was higher than the County's approval rate of 71 percent. Review of loan denials by census tract indicates no tracts with loan denial rates significantly above the ten percent citywide average.

Table 44: Status of Home Purchase Loans 2011

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/ Incomplete	
	Monrovia	L.A. County	Monrovia	L.A. County	Monrovia	L.A. County
# Loan Applications	241	62,225	33	13,050	41	12,556
% of Total	77%	71%	10%	15%	13%	14%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include loans originated & applications approved but not accepted.

Environmental Hazards

Other non-governmental constraints include environmental factors such as geological or flood hazards that cause land to be unsuitable for resident use. The City is prone to earthquakes and seismic related hazards such as landslide, liquefaction, and extreme ground shaking. Geological hazards, such as erosion prone soils, also create potential constraints. The Hillside areas are located closer to the active fault lines that cross through Monrovia than the flatlands. Much of the hillside area is zoned for residential use and already contains developments that have been properly engineered according to the specifications of each parcel.

There are two dams in Monrovia that could significantly impact the City if failure should occur. These dams are located in the foothills and would therefore inundate areas down slope of the dams. However, if such an event should occur, the entire City of Monrovia, as well as adjacent cities, would be flooded. While this poses a threat to all dwellings in the City, development of vacant parcels in the flat regions is still possible and can be accomplished in a manner that improves safety through proper design and the provision of adequate drainage.

Mudslides affect the hillside areas and occur when saturated soils are unable to stabilize and succumb to gravity. This is most common in areas where improper grading and vegetation removal has occurred, which can destabilize soils. This constraint can be overcome through proper construction management, dwelling design, and engineering to maintain slope stability. Also, the provision of adequate drainage also combats this constraint. The City has established regulations and standards to ensure safety from these environmental hazards.

In addition, there are a number of fire safety standards to ensure structures in fire prone areas are adequately equipped with sprinkler systems, fire retardant materials, and surrounding vegetation is maintained.

Therefore, compliance with these objectives and standards, minimizes safety risk, and allows development in the hillside areas with proper approval, construction methods and materials, and maintenance.

While there are a number of environmental hazards in Monrovia, most of these hazards can be overcome through engineering, design, construction techniques, and maintenance. The City's Land Use Element Update directs higher density development away from environmentally sensitive areas. The presence of environmental constraints in Monrovia are primarily related to the community's hillsides, and the City has determined there are no environmental constraints that would impede the development of housing units to meet the City's regional housing needs.

IV. EVALUATION OF ACCOMPLISHMENTS UNDER EXISTING HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Monrovia 2008-2014 draft Housing Element set forth a series of housing programs to address the following issue areas:

- ✓ Programs to Preserve and Improve Existing Affordable Housing
- ✓ Programs to Assist in the Development of Affordable Housing
- ✓ Programs to Maintain or Achieve Compliance with Housing Regulations

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the updated Housing Element. Table 45 which follows summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis provides the basis for development of the program strategy for Monrovia's 2014-2021 Housing Element.

Table 45: Review of Accomplishments under 2008-2014 Monrovia Housing Element

Policy/Program	Accomplishments
Programs to Preserve and Improve Existing Affordable Housing	
<p>1. Monrovia Area Partnership</p> <p><u>2008-14 Objective:</u> Complete 90 MAP neighborhood improvement projects (grants), including 25 very low, 34 low and 31 moderate income.</p>	<p><u>Progress:</u> 61 grants completed. The MAP Neighborhood Improvement Grants were suspended in 2010 due to lack of available funds. The grants program will be funded again in fiscal year 2013-2104 for 10 neighborhood improvement projects.</p> <p><u>Effectiveness:</u> The neighborhood improvement grants assist households with low to moderate incomes with exterior home improvements, maintenance and the elimination of blighted conditions.</p> <p><u>Appropriateness:</u> MAP's focus on preserving and improving the quality of existing housing and neighborhoods through community involvement as well as providing financial assistances is the center of the City's housing programs. The benefits of this program are evidenced by the elimination of neighborhood blight and have proven to spur additional neighborhood improvements. Future funding is uncertain.</p>
<p>2. Code Enforcement/ Neighborhood Preservation Program</p> <p><u>2008-14 Objective:</u> 7,500 inspection annually</p>	<p><u>Progress:</u> An average of 6,000 inspections are conducted annually as part of the Code Enforcement/Neighborhood Preservation Program. Reduced staffing levels have resulted in fewer annual inspections conducted. Cases are imitated on a complaint basis only.</p> <p><u>Effectiveness:</u> An average of 700 cases are closed annually from all inspections including households with no income limits. The majority of inspections occur in CDBG Census Tracts.</p> <p><u>Appropriateness:</u> Code Enforcement is the City's primary tool for bringing substandard housing into compliance and will continue to play a vital role in the preservation of the City's affordable housing stock. This is an important program that would benefit from additional funding to allow it to move from reactive to proactive.</p>
<p>3. Emergency Grant Program</p> <p><u>2008-14 Objective:</u> 10 grants</p>	<p><u>Progress:</u> 4 grants completed. The grants were suspended in 2010 due to lack of available funds. Two grants will be funded and completed in fiscal year 2013-14.</p> <p><u>Effectiveness:</u> The emergency grants have assisted households with low to moderate incomes with exterior or interior repairs, home improvements, maintenance and the elimination of blighted or unsafe conditions.</p> <p><u>Appropriateness:</u> The benefits of this program are evidenced by the elimination of neighborhood blight, but future funding is uncertain.</p>
<p>4. Handyworker Grant Program</p> <p><u>2008-14 Objective:</u> 6-7 grants annually</p>	<p><u>Progress:</u> 27 grants were given between 2008 and 2011. There will be 4 grants (8 total) completed annually for 2012-2014 due to the reduction in CDBG funding for this same period.</p> <p><u>Effectiveness:</u> The Handyworker Program assists income qualified homeowners with minor home improvements to eliminate substandard housing conditions in a cost effective manner.</p> <p><u>Appropriateness:</u> The benefits of this program are evidenced by the elimination of substandard conditions of residential structures and is targeted to income qualified residents. The program will continue although, future CDBG funding is uncertain.</p>
<p>5. Neighborhood Pride Program</p> <p><u>2008-2014 Objective:</u> 8 properties annually</p>	<p><u>Progress:</u> This program was not continued due to reduced staffing and cuts in CDBG funding.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>
<p>6. Homeowner Education Project</p>	<p><u>Progress:</u> Several independent workshops were conducted; however, this program has been consolidated into MAP. As part of</p>

Table 45: Review of Accomplishments under 2008-2014 Monrovia Housing Element

Policy/Program	Accomplishments
<p><u>2008-2014 Objective:</u> 3-4 workshops per year</p>	<p>the annual Neighborhood Conference, several sessions are focused on providing information to residents on property maintenance and improvements.</p> <p><u>Effectiveness:</u> Providing education on specific improvement/ maintenance topics is an effective way of spurring housing improvements which often lead to resident-initiated neighborhood improvements.</p> <p><u>Appropriateness:</u> This program will continue under the MAP umbrella with various classes offered through the Neighborhood Conference. Lack of City staff reduces the ability expand the program.</p>
<p>7. Make a Difference Day</p> <p><u>2008-2014 Objective:</u> 4 properties annually</p>	<p><u>Progress:</u> Home repairs/maintenance was provided to 24 properties. were assisted with home repairs and maintenance.</p> <p><u>Effectiveness:</u> The recipients were low-moderate income and/or seniors. The program is cost effective and very successful.</p> <p><u>Appropriateness:</u> This program will continue as it assists those homeowners with repairs and maintenance and has proven to stimulate neighborhood improvements. The Volunteer Center is the lead on the planning and implementation of this program with the City providing administrative support.</p>
<p>8. Historic Landmark/ Mills Act Contract</p> <p><u>2008-2014 Objective:</u> 5 contracts annually</p>	<p><u>Progress:</u> 9 contracts were applied for and approved between 2008 and 2013. A reduction in staffing dedicated to historic preservation contributed to fewer contracts being initiated.</p> <p><u>Effectiveness:</u> 3 of the 9 were in CDBG Census Tracts which will preserve older structures in lower income neighborhoods in Monrovia. City designated historic landmarks are required to be maintained both by the Municipal Code and the conditions of the Mills Act Contract. Blocks with at least one designated landmark tend to be better maintained and have fewer code enforcement cases than those that do not.</p> <p><u>Appropriateness:</u> This program will continue to be implemented as is and has been effective in the preservation and maintenance of older homes and encourages neighborhood improvements.</p>
<p>9. Rental Rehabilitation Program</p> <p><u>2008-2014 Objective:</u> 4 units</p>	<p><u>Progress:</u> This program was not implemented.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> Due to the dissolution of the MRA, there is no funding available for this program.</p>
<p>10. Section 8 Rental Assistance</p> <p><u>2008-2014 Objective:</u></p> <p>Maximize Monrovia's participation in the Section 8 program.</p>	<p><u>Progress:</u> Monrovia continues to actively participate in the Section 8 through a cooperative agreement with the Baldwin Park Housing Authority. Neighborhood Services staff is trained to provide information and provide referrals to BPHA.</p> <p><u>Effectiveness:</u> Although the City cannot directly affect the number of vouchers available to residents, the education and referral component provide a service to residents.</p> <p><u>Appropriateness:</u> It is appropriate for the City to continue to provide referral information to the public.</p>
<p>11. Preservation of Affordable (At-Risk) Housing Units</p> <p><u>2008-2014 Objective:</u> 29 affordable units preserved.</p>	<p><u>Progress:</u> The City provides basic information on tenant rights and referral information (also available on the City website). No additional City action taken during this time period.</p> <p><u>Effectiveness:</u> Property owners continued to renew Section 8 contracts, and thus none of the projects converted to market-rate.</p> <p><u>Appropriateness:</u> While this program remains appropriate to the updated Housing Element, with the loss of redevelopment funds to provide property owners incentives, other than provide information and education, preservation will be difficult to achieve.</p>

Table 45: Review of Accomplishments under 2008-2014 Monrovia Housing Element

Policy/Program	Accomplishments
<p>12. Monrovia Foreclosure Assistance Program</p> <p><u>2008-2014 Objective:</u> Prepare informational materials and market through various outlets.</p>	<p><u>Progress:</u> This program has been fully implemented including dedicated staff and a steady funding source for the continued operation. Code Enforcement staff monitor all properties in the various stages of foreclosure on a routine basis. Properties found to be in disrepair or creating a nuisance situation are addressed utilizing the code enforcement process.</p> <p><u>Effectiveness:</u> These strategies have been very successful in tracking and minimizing negative impacts to neighborhoods.</p> <p><u>Appropriateness:</u> The number of foreclosures have significantly reduced, and a city sponsored program is no longer necessary.</p>
Programs to Assist in the Development of Additional Housing Opportunities	
<p>13. Monrovia Redevelopment Agency</p> <p><u>2008-14 Objective:</u> Strive to attain 113 affordable units, as identified in the MRA's 5 Year Implementation Plan.</p>	<p><u>Progress:</u> The former MRA partnered with Habitat for Humanity to achieve the development of four low income units for first-time homebuyers. The MRA also assisted in the provision of 19 moderate income ownership units within several projects. Over the past decade, the Agency purchased several smaller underutilized industrial parcels in Station Square including parcels that have been consolidated into a 2.8 acre parcel that is in the process of being transferred to a developer for construction of several hundred apartment units.</p> <p><u>Effectiveness:</u> In the past, MRA Low/Mod housing set-aside monies were the primary source of funds to assist with affordable housing.</p> <p><u>Appropriateness:</u> Redevelopment Agencies statewide have been dissolved. However, prior MRA assets, including land holdings purchased with Low/Mod Funds, have been transferred to Monrovia's Housing Successor Agency and will provide resources in support of affordable housing in the upcoming planning period.</p>
<p>14. First-Time Homebuyers Assistance Programs</p> <p><u>2008-14 Objective:</u> 40 Units</p>	<p><u>Progress:</u> This was a MRA funded program which was put on hold during the recession. No second mortgages agreements were executed during this period.</p> <p><u>Effectiveness:</u> This was an effective program for providing assistance with a down payment through a silent second mortgage.</p> <p><u>Appropriateness:</u> With the dissolution of the MRA, there is no funding available for this program.</p>
<p>15. Second Units</p> <p><u>2008-14 Objective:</u> Approve 3-5 units annually</p>	<p><u>Progress:</u> Overall second unit construction has been modest, with 13 units issued building permits during 2006-2013, or approximately two per year.</p> <p><u>Effectiveness:</u> While Monrovia's second unit provisions have resulted in providing additional opportunities for alternative affordable housing, the level of activity has been relatively modest. The City will evaluate modifications to its current second unit standards, and pursue expanded educational outreach.</p> <p><u>Appropriateness:</u> This program remains appropriate to the Housing Element update.</p>
<p>16. Habitat for Humanity</p> <p><u>2008-14 Objective:</u> 12 units</p>	<p><u>Progress:</u> Four low-income dwelling units were constructed.</p> <p><u>Effectiveness:</u> Habitat for Humanity is one of the most cost effective options for providing low income ownership housing. The four unit PUD built provided housing opportunities for low income families that would not have otherwise had this opportunity.</p> <p><u>Appropriateness:</u> It is appropriate to continue to facilitate Habitat's activities, however, without MRA funding, the City will not be in a position to assist financially.</p>
<p>17. Density Bonus</p>	<p><u>Progress:</u> No development applications have been submitted that utilized State density bonus provisions since 2008.</p>

Table 45: Review of Accomplishments under 2008-2014 Monrovia Housing Element

Policy/Program	Accomplishments
<u>2008-14 Objective:</u> 25 affordable units	<u>Effectiveness:</u> If utilized, the program would provide additional low-moderate income dwelling units. <u>Appropriateness:</u> The City will need to amend its existing regulations to be consistent with AB 2280.
18. General Plan Policies/Adequate Sites <u>2008-14 Objective:</u> Achieve the City's RHNA goal of 567 units, including 142 very low, 88 low, 96 moderate, and 241 above moderate income units.	<u>Progress:</u> As presented in Table H-2 at the end of this section, a total of 443 net new units were approved and built in Monrovia during the 2006-2014 planning period, including 4 very low income, 10 low income, 22 moderate income and 407 above moderate income. <u>Effectiveness:</u> While the City provided adequate sites zoned at appropriate densities through its General Plan, the level of affordable production fell below Monrovia's identified RHNA needs. <u>Appropriateness:</u> An adequate sites program, combined with incentives to facilitate affordable production, remains appropriate to the updated Housing Element.
19. San Gabriel Valley Council of Governments Initiatives <u>2008-14 Objective:</u> Completion of Homeless Needs Assessment Study and Strategies	<u>Progress:</u> SGV Homeless Needs Assessment Study was completed and adopted by the SGVCOG Board which resulted in the formation of the SGV Housing & Homeless Coordinating Council (HHCC) <u>Effectiveness:</u> This program significantly increased the awareness and understanding of the problem of homelessness in SGV. Ultimately, HHCC was consolidated with the SGV Consortium on Homelessness for greater efficiency. <u>Appropriateness:</u> Homelessness is a regional issue and it is appropriate for the SGV Consortium to take the lead.
20. Pursue Housing Funding Sources – State Tax Credits/Bonds, Industry Funds, LA County Programs, CalHFA <u>2008-14 Objective:</u> Submit one proposal	<u>Progress:</u> The economic recession, combined with the loss of RDA funds, resulted in a lack of affordable housing being proposed in the prior housing cycle. <u>Effectiveness:</u> n/a <u>Appropriateness:</u> The updated Housing Element will identify a variety of financial resources to support affordable housing. As affordable projects are proposed, the City will evaluate the use of these and other funding sources.
Programs to Maintain or Achieve Compliance with Housing Regulations	
21. Green Building Program <u>2008-14 Objective:</u> Adopt a Ordinance by 2009	<u>Progress:</u> Due to the significant staffing reduction in the Building Division, the City has not adopted a Green Building Ordinance. However, the City has incorporated California Green Building Code Standards within its Municipal Code. <u>Effectiveness:</u> The City has hosted several green building workshops targeted at residents. <u>Appropriateness:</u> A program for sustainability and green building remains appropriate to the updated Housing Element.
22. Monitoring Governmental Constraints <u>2008-14 Objective:</u> a. Conduct fee survey annually b. Create development workbook on requirements, fees, processing procedures c. Annually monitor CUP requirement for multi-family as potential constraint	<u>Progress:</u> a. As part of the budget process, the City completes a fee survey each year of other San Gabriel Valley cities and seeks to maintain its fees around the median for the Valley. b. An online development guideline was created to provide easy-to-understand information on Monrovia's development processing procedures. The development guide is being further updated as part of the City's new website. c. The City has continued to monitor its multi-family CUP requirement and to date, the City has not denied any CUP applications for multifamily development. Several multi-family projects were entitled during the planning period. The majority of multifamily entitlement applications were processed in less

Table 45: Review of Accomplishments under 2008-2014 Monrovia Housing Element

Policy/Program	Accomplishments
<p>d. Reasonable Accommodation procedures</p>	<p>than 10 weeks from submittal of a complete application.</p> <p>d. Due to reductions in staffing, the City has not yet adopted specific Reasonable Accommodation procedures. The City's Development Review Committee has the authority to review such requests as needed. However, there have been no requests made to date. The City anticipates adopting a procedure by early 2014.</p> <p><u>Effectiveness:</u> The three implemented actions under this program – annual fee survey, development guide, and CUP monitoring – have proved successful in monitoring constraints and increasing the accessibility of information regarding development. While the City was not able to implement establishment of Reasonable Accommodation procedures, this did not serve as a constraint as no request for accommodation were received.</p> <p><u>Appropriateness:</u> Each of these program actions remain appropriate for inclusion in the 2014-2021 Housing Element.</p>
<p>23. Municipal Code Amendments Program</p> <p><u>2008-14 Objective:</u> Study and complete Code amendments on following issues:</p> <ul style="list-style-type: none"> - Parking - Minimum unit sizes - Emergency shelter, transitional & supportive housing (SB 2 compliance) 	<p><u>Progress:</u> A preliminary review has been conducted by City Staff which resulted in draft policy changes. The project was put on hold due to a significant reduction in staffing. Two projects were entitled and one additional project constructed which were allowed to use parking ratios and minimum unit sizes less than what is permitted by the Zoning Ordinance. This information will be used as part of the upcoming review of the City's parking requirements.</p> <p><u>Effectiveness:</u> Although code amendments have not been adopted, the preliminary research gathered during the entitlement process for three larger multi-family developments will be used to update the City's regulations. The reduction in some of the minimum development standards applied to multifamily residential development will be effective in managing the regulatory constraints.</p> <p><u>Appropriateness:</u> These code amendments are still appropriate and will be completed within the next planning period.</p>
<p>24. Equal Housing Opportunity</p> <p><u>2008-14 Objective:</u> Provide referral and mediation services for housing discrimination complaints.</p>	<p><u>Progress:</u> The City continues to promote state and federal housing discrimination laws. Inquiries concerning housing discrimination issues are referred to the Baldwin Park Housing Authority as well as the Housing Rights Center. Housing rights brochures are made available at City hall and MAP events.</p> <p><u>Effectiveness:</u> Information provided by the City is useful to residents in providing education to the public on these issues. Staff's familiarity with these options is beneficial to the community.</p> <p><u>Appropriateness:</u> It is appropriate for the City to continue to provide information and referrals to BPHA. The City's mediation program also provides another opportunity to resolve issues, especially when they do not directly involve a violation of housing laws. The City will continue to implement this program.</p>
<p>25. Housing Program Marketing Plan</p> <p><u>2008-14 Objective:</u> Update and market housing program materials</p>	<p><u>Progress:</u> Although many of the City's housing programs have been limited in funding and/or scope, Staff continues to actively promote available programs. The majority of the housing materials have been updated and are available on the City's website. Very limited funding of the City's housing programs has made some of these materials obsolete. MAP activities have been the primary outreach avenue for the marketing of programs (both City programs and those of other providers).</p> <p><u>Effectiveness:</u> The City's website has been an effective vehicle for disseminating information. The MAP program has also proven to be</p>

Table 45: Review of Accomplishments under 2008-2014 Monrovia Housing Element

Policy/Program	Accomplishments
	<p>successful in disseminating information.</p> <p><u>Appropriateness:</u> Marketing will continue to play an important role in providing information of the various housing opportunities. As funding becomes available and programs are implemented, new marketing materials will need to be created.</p>

The following table summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table 46: Summary of Quantified Objectives 2008-2014 Housing Element

Income Level	New Construction		Rehabilitation		Preservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	142	4	42	23	29	29
Low	88	10	51	46		
Moderate	96	22	31	23		
Above Moderate	241	407				
Totals	567	443	124	92	29	29

New Construction: Goal reflects RHNA. Progress reflects low income 4 Habitat for Humanity units, 22 MRA assisted moderate income homeownership units, and 13 second units.

Rehabilitation: Goal reflects 90 MAP grants, 10 Emergency grants, 27 CDBG Handyworker grants. Progress reflects 61 MAP grants, 4 Emergency grants, and 27 Handyworker grants.

Preservation: Goal and progress reflects preservation of the Section 8 contracts in Mayflower Arms and at 525 E. Walnut.



BACKGROUND REPORT ATTACHMENT 1

HOUSING ELEMENT SITES INVENTORY

Station Square
Vacant and Underutilized Sites Inventory

APN	Address	Zone/ General Plan	Existing Use	Bldg Sq Ft	Year Built	Lot Area Sq Ft	Floor Area Ratio	Realistic Density	Realistic Capacity	Ratio Land to Total	Comments
Station Square-Phase 1/Block 1											2.8 acres of 3.7 total acreage transferred to developer for multi-family - 248 units shown on concept plan
8507-003-917	1622 S MAGNOLIA	PD 12A	vacant-graded	0		94,330	0.00	90			
8507-003-919	204 W POMONA	PD 12A	vacant-graded	0		45,649	0.00	90			
8507-003-920	200 W POMONA	PD 12A	vacant-graded	0		22,477	0.00	90			
		TOTAL	Area 1			162,456			248		
Station Square-Phase 1/Block 2											
8507-003-907	1613 S. MYRTLE	PD 12A	vacant/Pkg Lot	0		7,818	0.00	90	16	1.00	Entire acreage under City ownership
8507-003-908	1617 S. MYRTLE	PD 12A	vacant/Pkg Lot	0		7,818	0.00	90	16	1.00	
8507-003-909	1621 S. MYRTLE	PD 12A	vacant/utilities	0		7,818	0.00	90	16	1.00	
8507-003-915	1601 S. MYRTLE	PD 12A	vacant/Pkg Lot	0		5,744	0.00	90	12	1.00	
8507-003-916	1601 S. MYRTLE	PD 12A	vacant/Pkg Lot	0		17,710	0.00	90	37	1.00	
		TOTAL	Area 2			46,908			97		
Station Square-Phase 1/Block 6											
8507-003-047	1725 PECK	PD 12A	Hvy manuf	15,904	1956	40,511	0.39	70	65	0.67	
8507-003-050	225 W DUARTE	PD 12A	Commercial	8,200	1947	14,366	0.57	70	23	0.94	
8507-003-048	225 W DUARTE	PD 12A	Hvy manuf	16,152	1956	25,700	0.63	70	41	0.22	
8507-003-049	245 W DUARTE	PD 12A	veternarian	4,550	1954	19,598	0.23	70	31	0.28	
8507-003-051	1726 S MAGNOLIA	PD 12A	Lt manuf	18,286	1947	42,249	0.43	70	68	0.37	
		TOTAL	Area 6			142,424			229		

Station Square Vacant and Underutilized Sites Inventory

APN	Address	Zone/ General Plan	Existing Use	Bldg Sq Ft	Year Built	Lot Area Sq Ft	Floor Area Ratio	Realistic Density	Realistic Capacity	Ratio Land to Total	Comments
Station Square-Phase 2/Block 1											
8513-008-055	1602 S. MYRTLE	PD 12A	gas station	1,596	1967	24,428	0.07	90	50	0.62	
8513-008-056	114 POMONA	PD 12B	Lt manuf	4,000	1948	7,998	0.50	90	17	0.29	
8513-008-057	118 POMONA	PD 12B	Lt manuf	7,380	1954	16,000	0.46	90	33	0.46	
8513-008-058	1601 RAYMOND	PD 12B	Lt manuf	4,750	1960	7,998	0.59	90	17	0.23	
8513-008-059	1617 RAYMOND	PD 12B	Lt manuf	8,977	1960	17,860	0.50	90	37	0.74	
8513-008-063	117 RAILROAD	PD 12B	Lt manuf	2,400	1947	9,148	0.26	90	19	0.83	
8513-008-064	125 RAILROAD	PD 12B	Lt manuf	5,400	1959	9,148	0.59	90	19	0.60	
8513-008-065	1620 S. MYRTLE	PD 12A	Lt manuf	11,200	1966	34,669	0.32	90	72	0.50	
		TOTAL	Block 1			127,249			263		
Station Square-Phase 2/Block 2											
8513-010-056	134 E. POMONA	PD 12B	Lt manuf	4,756	1947	7,309	0.65	70	12	0.75	
8513-010-057	138 E. POMONA	PD 12B	Industrial	4,100	1946	5,500	0.75	70	9	0.85	
8513-010-058	142 E. POMONA	PD 12B	Lt manuf	3,448	1946	7,331	0.47	70	12	0.60	
8513-010-059	150 E. POMONA	PD 12B	open storage	4,085	1948	23,997	0.17	70	39	0.63	
8513-010-060	210 E. POMONA	PD 12B	Lt manuf	1,624	1954	5,998	0.27	70	10	0.51	
8513-010-062	218 E. POMONA	PD 12B	Lt manuf	980	1954	5,998	0.16	70	10	0.96	
8513-010-063	222 E. POMONA	PD 12B	Food	7,144	1955	11,996	0.60	70	19	0.71	
8513-010-064	230 E. POMONA	PD 12B	Lt manuf	3,492	1952	5,998	0.58	70	10	0.21	
8513-010-065		PD 12B	Indust/pkng lot	6,000	1970	5,500	1.09	70	9	0.79	
8513-010-066		PD 12B	Indust/pkng lot	6,000	1970	5,500	1.09	70	9	0.79	
8513-010-067	244 E. POMONA	PD 12B	Lt manuf	6,300	1961	11,996	0.53	70	19	0.30	
8513-010-068		PD 12B	Indust/pkng lot	6,000	1965	5,500	1.09	70	9	0.83	
8513-010-069	1617 S. CALIFORNIA	PD 12B	Comm/pkng lot	6,000	1968	5,998	1.00	70	10	0.81	
8513-010-070	258 E. POMONA	PD 12B	Light	2,362	1948	5,998	0.39	70	10	0.65	
8513-010-071	260 E. POMONA	PD 12B	2 units	1,344	1948	5,998	0.22	70	10	0.78	
8513-010-072	266 E. POMONA	PD 12B	1 SFR	640	1946	5,998	0.11	70	10	0.80	
8513-010-075	1609 S. CALIFORNIA	PD 12B	1 story office	870	1946	4,404	0.20	70	7	0.88	
8513-010-076	1601 S. CALIFORNIA	PD 12B	Light	2,124	1954	7,681	0.28	70	12	0.53	
8513-011-030	116 RAILROAD	PD12A	Lt manuf	21,350	1963	22,647	0.94	70	36	0.48	
8513-011-031	116 RAILROAD	PD 12A	Lt manuf	17,600	1963	5,227	3.37	70	8	0.38	
8513-011-032	130 RAILROAD	PD 12B	Warehousing	12,880	1955	39,200	0.33	70	63	0.53	
8513-011-033	146 RAILROAD	PD 12B	Light	12,600	1947	30,488	0.41	70	49	0.45	
8513-011-034	1624 RAYMOND	PD 12B	Industrial	26,698	1946	70,868	0.38	70	114	0.94	
8513-011-036	200 RAILROAD	PD 12B	Lt manuf	64,183	1957	89,298	0.72	70	144	0.28	
8513-011-035	201 RAILROAD	PD 12B	Commercial	48,300	1947	48,347	1.00	70	78	0.97	
8513-011-037	1713 S. CALIFORNIA	PD 12B	Lt manuf	38,255	1946	205,603	0.19	70	330	0.79	
8513-011-038	229 RAILROAD	PD 12B	Lt manuf	8,000	1956	16,980	0.47	70	27	0.63	
8513-011-039	1711 S. CALIFORNIA	PD 12B	Lt manuf	13,384	1953	27,817	0.48	70	45	0.31	
8513-011-040	1703 S. CALIFORNIA	PD 12B	Lt manuf	6,480	1948	15,686	0.41	70	25	0.58	
8513-011-041	1617 S. CALIFORNIA	PD 12B	Hvy manuf	25,852	1952	53,143	0.49	70	85	0.36	
		TOTAL	Block 2			764,004			1228		
		Total Station Square Realistic DUs = 2,064									
Adjacent Parcels under common ownership											
Adjacent Parcels under common ownership				Note: The 80 acre Station Square planning area permits up to 3,600 dwelling units. The Plan establishes unit capacities by block, with maximum parcel density established.							

Old Town Extension/South Myrtle Overlay
Vacant Underutilized Sites Inventory

APN	Address	Zone/ General Plan*	Existing Use	Bldg Sq Ft	Year Built	Lot Area Sq Ft	Floor Area Ratio	Realistic Density	Realistic Capacity	Ratio Land to Total Value
Old Town Extension-Block 1										
8516-033-030	701 S. Myrtle Ave	O/RD/RM	1 story office	7,212	1979	22,028	0.327	40	20	0.29
8516-033-031	701 S. Myrtle Ave	O/RD/RM	1 story office	17,912	1979	47,916	0.374	40	44	0.24
8516-033-033	144 W. Olive Ave	O/RD/RM	Light Manufacturing	7,750	1966	24,023	0.323	40	22	0.14
8516-033-034	144 W. Olive Ave	O/RD/RM	Light Manufacturing	3,034	1987	7,889	0.385	40	7	0.25
8516-033-013	718 S. Primrose Ave	M	Light Manufacturing	5,596	1979	7,998	0.700	40	7	0.16
8516-033-029	143 W. Walnut Ave	M	Auto Repair	16,830	1979	27,996	0.601	40	26	0.30
8516-033-032	137 W. Walnut Ave	M	Light Manufacturing	14,945	1979	19,998	0.747	40	18	0.53
		TOTAL	Block 1			157,848			145	
Old Town Extension-Block 3										
8508-006-037	815 S. Myrtle Ave	O/RD/RM	repair shop	3,204	1925	7,566	0.423	40	7	0.84
8508-006-038		O/RD/RM	vacant	0	n/a	7,998	0.000	40	7	1.00
8508-006-039	120 W. Walnut Ave	M	vacant	0	n/a	7,998	0.000	40	7	1.00
8508-006-040	126 W. Walnut Ave	M	Industrial	2,990	1979	7,998	0.374	40	7	0.57
8508-006-043	136 W. Walnut Ave	M	Industrial	4,000	1968	7,998	0.500	40	7	0.41
8508-006-044	140 W. Walnut Ave	M	1 SFD	984	1912	7,998	0.123	40	7	0.87
8508-006-045	144 W. Walnut Ave	M	1 SFD	1,116	1911	7,998	0.140	40	7	0.80
8508-006-046	802 S. Primrose Ave	M	Industrial	3,940	1966	7,998	0.493	40	7	0.50
8508-006-054	825 S. Myrtle Ave	O/RD/RM	Industrial	20,865	1984	23,509	0.888	40	22	0.17
8508-006-055		O/RD/RM	Vacant	0	n/a	29,904	0.000	40	27	1.00
8508-006-056	128 W. Walnut Ave	M	Industrial	16,230	1985	37,893	0.428	40	35	0.90
8508-006-800		M	Utilities	288	n/a	6,996	0.041	40	6	
		TOTAL	Block 3			161,854			149	

Old Town Extension/South Myrtle Overlay Vacant Underutilized Sites Inventory

APN	Address	Zone/ General Plan*	Existing Use	Bldg Sq Ft	Year Built	Lot Area Sq Ft	Floor Area Ratio	Realistic Density	Realistic Capacity	Ratio Land to Total Value
Old Town Extension-Block 4										
8508-007-034	140 E. Walnut Ave	M	Industrial warehousing	3,540	1982	7,998	0.443	40	7	0.57
8508-007-035	136 E. Walnut Ave	M	Industrial	4,242	1962	7,998	0.530	40	7	0.57
8508-007-036	130 E. Walnut Ave	M	Industrial manufacturing	2,400	1962	7,998	0.300	40	7	0.61
8508-007-042	135 E. Chestnut Ave	O/RD/RM	Industrial manufacturing	25,502	1976	56,859	0.449	40	52	0.67
8508-007-060	800 S. Myrtle Ave	O/RD/RM	Light manufacturing	22,045	1978	47,284	0.466	40	43	0.54
8508-007-061	800 S. Myrtle Ave	O/RD/RM	Industrial	6,064	1978	16,660	0.364	40	15	0.56
8508-007-062	112 E. Walnut Ave	O/RD/RM	Industrial	7,180	1978	17,598	0.408	40	16	0.58
8508-007-063	890 S. Myrtle Ave	O/RD/RM	Vacant	0	n/a	16,000	0.000	40	15	1.00
		TOTAL	Block 4			178,395			164	
Old Town Extension-Block 5										
8508-006-015	901 S. Myrtle Ave	O/RD/RM	Comm office 1 story	6,868	1956	13,573	0.506	40	12	0.57
8508-006-016	907 S. Myrtle Ave	O/RD/RM	Parking lot	0	1960	3,598	0.000	40	3	0.93
8508-006-018	120 W. Chestnut Ave	M	Auto body shop	2,460	1961	8,899	0.276	40	8	0.60
8508-006-019	128 W. Chestnut Ave	M	Light manufacturing	8,495	1968	16,039	0.530	40	15	0.13
8508-006-020	144 W. Chestnut Ave	M	Light manufacturing	4,000	1964	16,000	0.250	40	15	0.40
8508-006-021	144 W. Chestnut Ave	M	Light manufacturing	4,000	1963	7,998	0.500	40	7	0.18
8508-006-022	902 S. Primrose Ave	M	Light manufacturing	8,000	1966	16,000	0.500	40	15	0.69
8508-006-023	924 S. Primrose Ave	M	Light manufacturing	14,044	1954	16,000	0.878	40	15	0.59
8508-006-024	924 S. Primrose Ave	M	Light manufacturing	7,000	1976	16,000	0.438	40	15	0.64
8508-006-025	924 S. Primrose Ave	M	Light manufacturing	9,360	1963	16,000	0.585	40	15	0.23
8508-006-027	909 S. Myrtle Ave	O/RD/RM	Light manufacturing	9,380	1981	6,996	1.341	40	6	0.30
8508-006-050	S. Primrose Ave	M	Vacant	0	n/a	5,332	0.000	40	5	1.00
8508-006-051	909 S. Myrtle Ave	O/RD/RM	Light manufacturing	9,350	1981	7,026	1.331	40	6	0.71
8508-006-029	923 S. Myrtle Ave	O/RD/RM	Light manufacturing	9,416	1946	10,663	0.883	40	10	0.48
8508-006-052	111 W. Maple Ave	O/RD/RM	Industrial warehousing	10,696	1946	16,000	0.669	40	15	0.48
		TOTAL	Block 5			176,124			162	
Old Town Extension-Block 6										
8508-007-043	917 S. Ivy Ave	M	1 SFD	1,728	1922	7,998	0.216	40	7	0.93
8508-007-044	144 E. Chestnut Ave	M	Industrial warehousing	10,000	1966	16,000	0.625	40	15	0.52
8508-007-047	120 E. Chestnut Ave	M	Industrial warehousing	7,326	1977	18,665	0.392	40	17	0.22
8508-007-059	134 E. Chestnut Ave	M	Light manufacturing	5,000	1978	7,998	0.625	40	7	0.33
8508-007-055		O/RD/RM	Commercial parking lot	0	1964	2,666	0.000	40	2	0.85
8508-007-052	918 S. Myrtle Ave	O/RD/RM	Light manufacturing	6,140	1922	7,998	0.768	40	7	0.37
8508-007-053	922 S. Myrtle Ave	O/RD/RM	Light manufacturing	10,600	1953	16,000	0.663	40	15	0.42
8508-007-054		O/RD/RM	Commercial parking lot	0	1953	5,332	0.000	40	5	0.87
8508-007-058	133 E. Maple Ave	M	Light manufacturing	21,155	1952	31,999	0.661	40	29	0.42
8508-007-064	135 E. Maple Ave	M	Industrial	22,158	1983	31,999	0.692	40	29	0.39
8508-007-073	138 E. Chestnut Ave	M	Vacant	0	n/a	8,002	0.000	40	7	1.00

Cherry/Montana Underutilized Sites Inventory

APN	Address	Zone/ General Plan	Existing Units	Bldg Area Sq Ft	Lot Area Sq Ft	Maximum Capacity	Realistic Capacity	Ratio Land to Total Value
Cherry/Montana Property developed pre-1965								
8508-010-026	115 W Cypress Ave	RH	1	1,321	9,400	12	4	0.79
8508-010-027	119 W Cypress Ave	RH	3	2,321	9,396	12	4	0.65
8508-010-028	123 W Cypress Ave	RH	6	5,280	9,396	12	4	0.56
8508-010-029	127 W Cypress Ave	RH	6	5,280	9,396	12	4	0.51
8508-010-030	131 W Cypress Ave	RH	4	2,582	9,396	12	4	0.73
8508-010-031	135 W Cypress Ave	RH	1	1,668	9,400	12	4	0.90
8508-010-032	139 W Cypress Ave	RH	1	940	9,400	12	4	0.91
8508-010-033	143 W Cypress Ave	RH	2	1,000	6,686	8	3	0.83
8508-010-035	1124 S Primrose Ave	RH	3	988	4,848	6	2	0.64
8508-010-036	1118 S Primrose Ave	RH	2	1,188	6,830	8	3	0.69
8508-010-038	1212 S Primrose Ave	RH	4	1,985	9,396	12	4	0.76
8508-010-041	132 W Cypress Ave	RH	1	864	5,900	7	2	0.65
8508-010-042	134 W Cypress Ave	RH	1	814	3,500	4	1	0.65
8508-010-043	128 W Cypress Ave	RH	1	1,248	9,776	12	4	0.80
8508-010-044	126 W Cypress Ave	RH	2	884	9,396	12	4	0.85
8508-010-053	117 W Cherry Ave	RH	3	2,422	12,171	15	5	0.39
8508-010-054	127 W Cherry Ave	RH	4	3,404	8,950	11	4	0.63
8508-010-055	131 W Cherry Ave	RH	4	3,501	8,947	11	4	0.60
8508-010-056	135 W Cherry Ave	RH	4	2,525	8,947	11	4	0.53
8508-010-058	147 W Cherry Ave	RH	5	3,754	13,421	17	5	0.55
8508-011-013	138 W Cherry Ave	RH	4	2,554	9,749	12	4	0.50
8508-011-015	132 W Cherry Ave	RH	2	1,956	9,200	11	4	0.29
8508-011-016	126 W Cherry Ave	RH	5	2,500	9,200	11	4	0.53
8508-011-017	124 W Cherry Ave	RH	3	2,803	9,527	12	4	0.50
8508-011-020	1324 S Primrose Ave	RH	1	1,920	7,200	9	3	0.52
8508-011-021	1326 S Primrose Ave	RH	1	1,732	9,300	12	4	0.70
8508-011-023	123 Montana St	RH	6	4,072	11,718	15	5	0.68
8508-011-024	117 Montana St	RH	2	2,240	11,726	15	5	0.53
8508-011-028	118 Montana St	RH	3	4,502	14,593	18	6	0.23
8508-011-029	117 W Central Ave	RH	4	2,400	7,449	9	3	0.73
8508-011-031	123 W Central Ave	RH	1	1,942	7,450	9	3	0.77
8508-011-032	125 W Central Ave	RH	1	2,078	7,450	9	3	0.65
8508-011-038	136 Montana St #136	RH	2	1,711	7,196	9	3	0.82
8508-002-056	1414 S Magnolia Ave	RH	1	1,248	7,250	9	3	0.59
8508-002-057	1420 S Magnolia Ave	RH	1	1,448	7,250	9	3	0.83
8508-002-058	1426 S Magnolia Ave	RH	1	1,594	7,250	9	3	0.77
8508-002-059	237 W Central Ave	RH	2	2,150	9,640	12	4	0.65
8508-002-066	201 W Central Ave	RH	1	960	9,052	11	4	0.77
8508-003-001	1408 S Alta Vista Ave	RH	1	909	8,832	11	4	0.80
8508-003-002	1414 S Alta Vista Ave	RH	1	1,393	9,200	11	4	0.74
8508-003-008	321 W Central Ave	RH	1	720	7,791	10	3	0.69
8508-003-009	319 W Central Ave	RH	1	972	7,791	10	3	0.80
8508-003-010	317 W Central Ave	RH	1	954	7,791	10	3	0.80
8508-003-013	1421 S Magnolia Ave	RH	1	1,056	6,840	8	3	0.88

Cherry/Montana Underutilized Sites Inventory

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BACKGROUND REPORT ATTACHMENT 2

MONROVIA ENVIRONMENTAL ACCORDS

Monrovia Environmental Accords



MONROVIA ENVIRONMENTAL ACCORDS

ENERGY

Action 1: Adopt and implement a policy to increase the use of renewable energy to meet ten percent of the city's peak electric load by 2015.

Action 2: Adopt and implement a policy to reduce the city's peak electric load by ten percent within seven years through energy efficiency, shifting the timing of energy demands, and conservation measures.

Action 3: Adopt a citywide greenhouse gas reduction plan that reduces the jurisdiction's emissions by twenty-five percent by 2030, and which includes a system for accounting and auditing greenhouse gas emissions.

WASTE REDUCTION

Action 4: Establish a policy to achieve seventy-five percent diversion to waste disposal methods by 2015.

Action 5: Adopt a Municipal Code Ordinance that reduces the use of a disposable, toxic, or non-renewable product category by at least fifty percent by 2015.

Action 6: Implement "user-friendly" recycling and composting programs, with the goal of reducing by twenty percent per capita solid waste disposal by 2015.

URBAN DESIGN

Action 7: Adopt a policy that mandates a green building rating system standard that applies to all new municipal buildings.

Action 8: Adopt urban planning principles and practices that advance higher density, mixed use, walkable, bikeable and disabled-accessible neighborhoods, which coordinate land use and transportation with open space systems for recreation and ecological restoration.

Action 9: Adopt a policy or implement a program that creates environmentally beneficial jobs throughout the community.

URBAN NATURE

Action 10: Ensure that there is accessible public parks, trails or recreational open space within half-a-mile of every city resident by 2015.

Action 11: Conduct an inventory of existing canopy coverage in the city; and, then establish a goal based on ecological and community considerations to plant and maintain canopy coverage in not less than fifty percent of all available sidewalk planting sites.

Action 12: Adopt a Municipal Code Ordinance, in compliance with local, state and federal laws and regulations, which protects critical habitat corridors and other key habitat characteristics (e.g. water features, and shelter for wildlife and use of native species, etc.) from unsustainable development.

TRANSPORTATION

Action 13: Develop and implement a policy which expands affordable public transportation coverage within a quarter-mile of all city residents in ten years.

Action 14: Implement programs that phase down sulfur emission in diesel and gasoline fuels by fifty percent concurrent with using advanced emission controls on all buses, taxis, and public fleets to reduce particulate matter and smog-forming emissions from those fleets by fifty percent by 2015.

Action 15: Implement a policy to reduce the percentage of commute trips by single occupancy vehicles by ten percent by 2015.

ENVIRONMENTAL HEALTH

Action 16: Annually, identify one product, chemical, or compound that is used within the city (with a focus on specific areas used by children and youth) that represents a risk to human health and reduce or eliminate its use by the municipal government.

Action 17: Promote wellness and fitness when planning or redesigning city facilities.

WATER

Action 18: Adopt and implement policies to reduce per capita water demand by ten percent by 2015 and thirty-five percent by 2030.

Action 19: Protect the ecological integrity of the city's primary drinking water sources (i.e., water ways and associated ecosystems).

Action 20: Adopt municipal wastewater management guidelines and reduce the volume of untreated wastewater discharges by ten percent in by 2015.

Action 21: Increase groundwater recharge by five percent by 2020.



BACKGROUND REPORT ATTACHMENT 3

PLANNED DEVELOPMENT ZONES THAT PERMIT RESIDENTIAL

Planned Development Zones That Permit Residential

PD-1	Mountain View/Ocean View/Valley View Area
PD-2	East Foothill Boulevard Area including Wildrose between Canyon Boulevard and Shamrock Avenue
PD-3	West Huntington Office/Business Area
PD-4	Highway Esplanade/Parker Neighborhood
PD-5	Downtown
PD-6	Royal Oaks Drive
PD-7	Area northeast of Huntington Drive/Mountain Avenue Intersection
PD-8	West Huntington Drive
PD-9	California Avenue between Cypress and Central
PD-11	Diamond Street/El Dorado/Encino/Alamitas Avenues
PD12a&b	Station Square
PD-14	El Norte Avenue
PD-15	Area Southwest of Peck Road/Duarte Road Intersection (High density can continue on lots fronting Peck Road that are currently developed with residential uses)
PD-16	Peck Road/Myrtle Avenue
PD-17	El Sur St./Atara St. Area
PD-19	Novice Lane area between California/Myrtle Avenues
PD-20	Valley Circle
PD-23	Walnut/Royal Oaks Double Frontage Lots/805 South Shamrock
PD-24	Poppy /Shamrock
PD-25	Monrovia

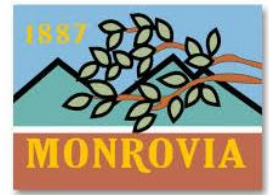


APPENDIX B

PUBLIC PARTICIPATION

HOUSING NEEDS SURVEY

COMMUNITY WORKSHOP MATERIALS



Resident Survey

Monrovia 2014-2021 Housing Element

The City is in the process of updating the Housing Element of the General Plan for the 2014-2021 period as required by State law. The Housing Element establishes policies and programs to address Monrovia's existing and projected housing needs for all economic segments of the community. **The first step in this process is to ask you as a Monrovia resident, what you see as the community's most important housing needs.**

Survey Responses - 123 completed surveys

1. How long have you lived in Monrovia?

- 15%** 0-5 years
- 20%** 6-10 years
- 23%** 11-20 years
- 42%** 21+ years

2. Select the type of housing unit you reside in:

- 69%** A detached single-family house
- 13%** A condominium/townhome/planned unit development (PUD)
- 7%** A duplex/triplex/fourplex
- 5%** An apartment (with more than 5 units on the property)
- 4%** A mobile home
- 2%** A second unit/guesthouse

3. Do you currently rent or own your home in Monrovia?

- 81%** Own
- 15%** Rent
- 3%** Own a mobile home, but pay mobile home park space rent
- 1%** Rent a mobile home

4. How would you rate the physical condition of the housing unit you live in?

- 52%** Excellent condition
- 34%** Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
- 9%** Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
- 5%** Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc)

**5. What types of housing are most needed to address Monrovia's housing needs?
(select all that apply)**

- 51%** Single-family Houses
- 37%** Senior Housing
- 34%** Workforce Housing
- 33%** Housing for Young Families
- 22%** Condos/Townhouses
- 22%** Housing for Persons with Disabilities
- 20%** Secondary Dwelling Units or "Granny Flats"
- 14%** Apartments

6. For single-family homeowners: If you could, would you potentially be interested in having a small secondary housing unit on your property, either attached or detached from your home?

- 63%** No
- 37%** Yes

6a. If yes, how would you envision using the second unit (select any that apply):

- 67%** To house a family member
- 49%** To provide rental income
- 32%** To house a caregiver

7. For senior citizens (age 65+): If you were unable to continue living in your present home at some time in the future, which of the following would you envision (select all that apply):

- 43% Living in an independent living senior facility
- 27% Living in an assisted living senior facility
- 27% Moving in with friends or family
- 22% Living in a city other than Monrovia
- 18% Buying or renting another home in Monrovia which would be easier to maintain
- 6% Buying or renting another home in Monrovia which is more affordable

8 . Are there any additional comments regarding housing needs and preferences you would like to provide the City for its 2014-2021 Housing Element update?

Affordable Housing comments

- Affordable housing for those working in Monrovia is paramount
- Need more affordable housing for families and seniors.
- Seniors and retirees are forced to move due to lack of affordable housing in Monrovia
- Second units provide a good housing option for seniors

Housing and Neighborhood Conditions comments

- Focus on improving the quality of housing and living conditions
- Important to provide sufficient parking for new development to avoid spillover onto streets
- Need to ensure that owners of investment properties used as rentals maintain their landscaping and housing.
- Multi-resident units with shared walls should be smoke-free to protect children, families and the elderly.

Development comments

- Maintain Monrovia's small town feel
- Monrovia already has overabundance of housing. Our infrastructure, such as schools and circulation system, can't sustain such growth
- Monrovia has grown very nicely and has become a beautiful city to live in.
- PUDS look nice and make good use of small lots.
- Single-story condos/townhomes are needed for the aging that do not have family as an option.
- Housing to bring more owners is needed, especially south of the freeway. This will bring in & keep families here, which is needed for the future of the citizen population.

MONROVIA 2014-2021 HOUSING ELEMENT UPDATE

FREQUENTLY ASKED QUESTIONS



1. Why does Monrovia have to plan for more housing?

State Housing Element law requires each city and county to plan for their “fair share” of the state’s housing growth needs. The Southern California Association of Governments (SCAG) is the regional agency responsible for defining the fair share allocation among its six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura) and 187 cities in the Southern California region. Based on economic and demographic forecasts, the State has determined that the SCAG region needs to accommodate 412,137 housing units between 2014 and 2021 to meet housing demand.

2. How much housing does Monrovia have to plan for in order to comply with Housing Element law? What is the City’s obligation to accommodate its Regional Housing Need (RHNA), and what happens if at the end of the Housing Element cycle if the City falls short of its RHNA goals?

SCAG has allocated the region’s 412,137 housing unit growth needs to each city and county through a process called the Regional Housing Needs Assessment (RHNA). Monrovia’s RHNA for the 2014-2021 period is 389 units, distributed among the following income categories:

Income Level	Percent of Area Median Income (AMI)	Units	Percent
Extremely Low	0-30%	50	13%
Very Low	31-50%	51	13%
Low	51-80%	61	16%
Moderate	81-120%	65	17%
Above Moderate	120%+	162	42%
Total		389	100%

The RHNA represents the minimum number of housing units Monrovia is required to plan for in its housing element by providing “adequate sites” through general plan and zoning. As the RHNA represents a planning target and not a building quota, so long as the City provides sufficient sites and does not impose constraints to development, the City is not penalized for falling short of its RHNA goals.

3. In addition to providing sufficient sites to address the total RHNA, how does the City’s zoning translate to providing adequate sites for each RHNA income category?

Housing Element law provides for the use of “default densities” to assess affordability when evaluating the adequacy of sites to address the RHNA affordability targets. Based on its population within Los Angeles County, Monrovia falls within the default density of 30 units per acre for providing sites suitable for development of housing for very low and low income households, and 10 units/acre for sites suitable for moderate income households.



4. How is affordable housing defined?

State and Federal definitions of housing affordability are generally based on the standard of spending no greater than 30% of household income on housing costs, including utility payments, taxes, insurance, homeowner association fees, etc. Affordable housing is relative to the amount households of different income levels and sizes can afford to pay for housing. For example, the 2013 maximum affordable rent for a very-low income, 2-person household (1 bedroom unit) in Los Angeles County is approximately \$750, whereas affordable rent for a 2- person, low-income household is approximately \$1,260.

5. What do communities do when they run out of vacant land to address their RHNA?

In communities with little or no remaining vacant land, the Housing Element may evaluate underutilized sites available for intensification and/or non-residential sites for potential re-designation for housing or mixed-use development. Examples of land with potential for recycling may include scattered sites suitable for assembly, publicly owned surplus land, areas with mixed use potential, and blighted areas with abandoned or vacant buildings. Second units also provide a means of accommodating additional housing in built out communities.

6. What are Monrovia's provisions for second units and what is required by State Law?

State law (AB 1866, effective 2003) requires local governments to use a ministerial, non-discretionary process for second unit applications. In compliance with AB 1866, in 2003 Monrovia amended Chapter 17.44.160 of the Zoning Code to permit second units by right in all residential zone districts. The second unit may be attached to, or detached from the primary unit and must adhere to the following standards:

- ✓ The maximum floor area for a second unit is 640 square feet. Units are required to have a full bath, kitchen and not more than one bedroom. Attached second units shall not exceed 30% of the floor area of the principal single-family dwelling.
- ✓ Units must meet all the applicable standards of the zoning district, including setbacks, FAR standards, height, lot coverage, architectural and design review.
- ✓ One on-site garage parking space shall be designated for the second unit.
- ✓ Second units located on the second level of a primary unit shall share the same entrance/exit as the primary unit; exterior stairs are prohibited.
- ✓ The owner of the property shall reside in either unit as a principal residence.

7. What happens if Monrovia does not have an Element certified by the State Department of Housing and Community Development (HCD)?

There are several potential consequences, the greatest of which is the risk of litigation based on a legally inadequate General Plan. Courts can impose a range of sanctions if they rule the housing element invalid, including a moratorium on all development and local land use authority until the housing element is brought into compliance. Furthermore, the jurisdiction is responsible for paying the litigant's attorney fees. Settlement agreements between the parties often include stipulations for mandatory rezoning and affordable housing production requirements. The "anti-NIMBY Law" prohibits denial of affordable projects without an HCD approved Housing Element, even where such projects are inconsistent with General Plan and zoning. State housing and related infrastructure funds typically require housing element compliance for eligibility. And where a jurisdiction's prior housing element failed to identify adequate sites to address the RHNA, AB 1233 now requires this unmet RHNA carry over to future housing element cycles, rendering HCD compliance in future housing element cycles extremely difficult.

**Monrovia Housing Element Workshop
Direct Notification List**

<u>Contact Type</u>	<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>	<u>Contact Person</u>
Non-Profit Developer	San Gabriel Valley Habitat for Humanity	400 S. Irwindale Ave	Azusa	91702	
Non-Profit Developer	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	90015	
Non-Profit Developer	Mercy Housing	1500 South Grand Ave., Suite 100	Los Angeles	90015	
Non-Profit Developer	National CORE	9065 Haven Ave., Suite 1000	Rancho Cucamonga	91730	John Seymour
Non-Profit Developer	Heritage Housing Partners	834 East California Blvd	Pasadena	91106	Charles Loveman
Service Program	Meals on Wheels	119 W. Palm Ave	Monrovia	91016	
Service Provider	Foothill Unity Center	415 W. Chestnut Ave	Monrovia	91016	Betty McWilliams
Service Provider	Santa Anita Family Services	605 S. Myrtle Ave	Monrovia	91016	
Serve disabled	San Gabriel/Pomona Regional Center	761 Corporate Center Drive	Pomona	91768	Yvonne Gratianne
Serve/House disabled	Ability First	1300 Green Street	Pasadena	91106	
civic	Monrovia senior citizen organizations				

Monrovia

2014-2021 Housing Element Update

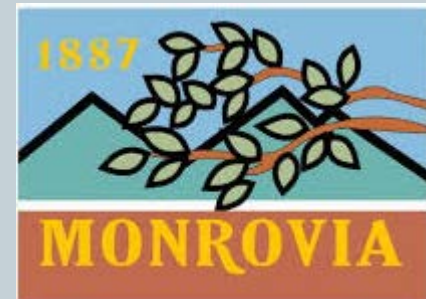


Planning Commission Workshop
October 3, 2013

Presentation Overview



- **Why a Housing Element?**
- **Monrovia's Housing Needs**
- **RHNA and Residential Sites**
- **Housing Element Accomplishments**
- **Community Input**



Housing Element 101



- Part of City's General Plan - statutes mandate that local governments ***“adequately plan to meet existing and projected housing needs of all economic segments of the community”***
- Unlike other General Plan Elements, Housing Element required to undergo **State HCD review** for compliance with State law.
- Unlike other General Plan Elements, Housing Element required to be updated according to a defined **statutory schedule**.

What is in a Housing Element?



Review of accomplishments under current Housing Element



Assessment of population and housing needs



Analysis of sites and other resources available to provide housing



Analysis of potential constraints to providing housing



Housing Plan: Goals, Policies and Programs

5th Cycle Housing Element Timing



SCAG jurisdictions – *Oct 15, 2013 adoption due date +
120 day grace period - Feb 12, 2014*

NEW - SB 375 Impact on Timing

- ❖ **Penalty for being late.** *If Element not adopted within 120 days of due date, jurisdiction subject to update every 4 years instead of 8*

“If you want eight,

Don’t be late”



Submit Draft Element to HCD for review at least
60 days prior to adoption

Jurisdiction must consider HCD findings prior to
adoption

Optional: Resubmit
draft to HCD for
subsequent review

A.
Amend element per HCD
findings and adopt

B.
Adopt without changes
(Must include reasoning in resolution)

Submit adopted element to HCD promptly after adoption
90-day HCD review

If adopted within 120 days of
housing element due date then
8 year planning period

If adopted after 120 days of
housing element due date then
4 year planning period

Monrovia Housing Element Schedule



Milestone	Time Frame
On-Line Housing Needs Survey	Sept - Oct
Planning Commission Workshop	October 3
Public Review Draft Housing Element	November
HCD 60-day Review of Draft Element	November - December
<i>PC Hearing - SB 2 Zoning Revisions</i>	
<i>PC/CC Study Session on Element</i>	
Public Hearing Draft Element Planning Commission/City Council Hearings	Jan - early Feb
Element Adoption/Submittal to HCD	by Feb 12

Benefits of HCD Compliance



- Presumption of **legally adequate** Housing Element in courts
- If courts invalidate Element, **loss of local control**
 - ✓ Moratorium on building permits
 - ✓ Suspension of discretionary land use authority
- Potential **settlement agreements** with litigants
 - ✓ Mandatory rezonings, affordable production requirements
- Maintain **discretionary review** over affordable housing projects
- Maintain eligibility for **State housing and related funds**
- Don't face **RHNA carry-over** into next Housing Element cycle

1990-2010 Demographic Trends



↑ Families without children (from 34% to 37%)

↑ Racial diversity (38% Hispanic, 11% Asian residents)

Continuing shift towards older population

❖ **Median age ↑ from 31.0 to 37.9 years**

❖ **Loss of young adults (age 25-44),
↑ in middle age & senior cohorts**

HOUSEHOLDS AGING IN PLACE, HIGH
HOUSING COSTS BARRIER TO YOUNG
FAMILIES



Special Needs Households



Continued growth in senior population

20% Monrovia households age 65+

- ❖ $\frac{1}{2}$ of seniors age 75+
- ❖ 35% seniors have one or more disabilities
- ❖ 1,600 senior homeowner hh, 1,100 senior renter hh
- ❖ $\frac{1}{3}$ of Monrovia senior homeowners live alone

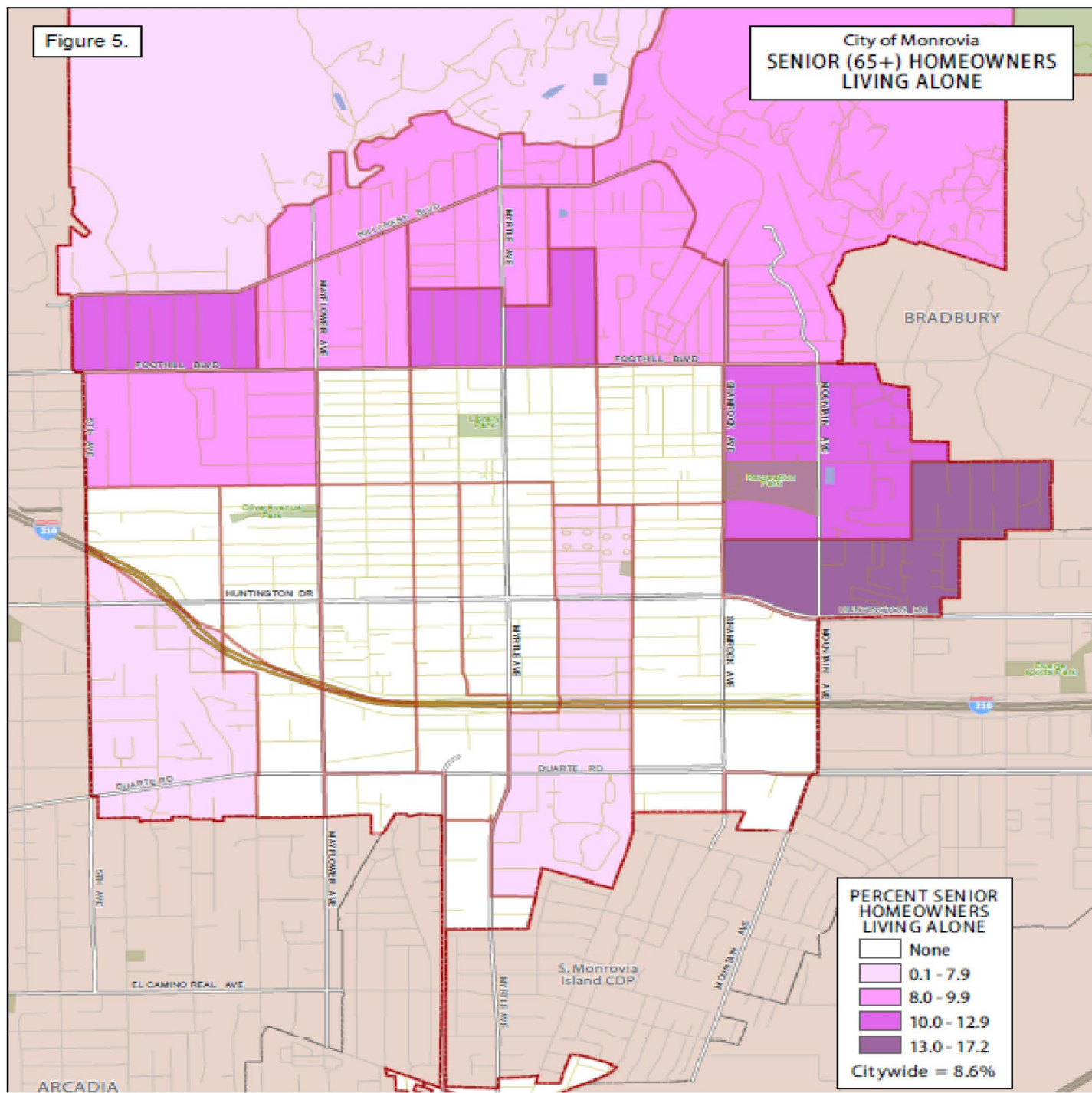


HOUSING NEEDS OF MONROVIA SENIORS:

- ✓ Home accessibility/housing maintenance assistance
- ✓ Second units, shared housing to prolong independent living
- ✓ Multi-generational housing development
- ✓ Supportive living environments

Figure 5.

City of Monrovia
SENIOR (65+) HOMEOWNERS
LIVING ALONE



Special Needs Households



9% of City's population living with disabilities

Of these 3,300 disabled persons:

- 2,100 have an ambulatory disability
- 1,200 have a cognitive disability
- 1,500 have difficulty living independently
- 50% are seniors



San Gabriel Valley Regional Center serves 286 Monrovia residents with developmental disabilities

HOUSING NEEDS OF CITY'S DISABLED POPULATION

- ✓ Home Accessibility Improvements
- ✓ Supportive Housing
- ✓ Community Care Facilities

2013 Los Angeles County Income Thresholds



Household Size	Extremely Low Income ($\leq 30\%$ AMI)	Very Low Income (31–50% AMI)	Low Income (51–80% AMI)	Moderate Income (81–120% AMI)	Above Moderate Income ($>120\%$ AMI)
3-person Area Median Income: \$58,300	Less than \$23,050	Up to \$38,450	Up to \$61,500	Up to \$70,000	Over \$70,000

Married preschool teacher and nurses aide with one child.
\$58,500 annual income.



Married bookkeeper and retail salesperson with one child.
\$67,000 annual income.

Housing Costs & Affordability



Monrovia Rental Market (Aug 2013)

- \$1,295 1 bdrm, \$1,400 2 bdrm, \$1,520 3 bdrm
- Few 3 bdrms, other than single-family (\$)



➡ **Average Rents Exceed Affordability For ALL Very Low Income & Most Low Income Households**

Newest Units Exceed Affordability To Moderate Income

Monrovia For-Sale Market (Aug 2012 – July 2013)

- 309 single-family homes sold - \$490,000 median
- 91 condominiums sold - \$320,000 median

➡ **Median Sales Prices Exceed Moderate Income Affordability, Though Some Older Units Affordable**

85 units in various states of foreclosure (July 2013)

In Summary, Who in Monrovia Needs Affordable Housing?



- **People who work in town and cannot afford to live here**

Teachers, nurses, retail and hospitality workers, childcare providers



- **Special needs households**

Senior citizens, disabled persons, single-parent households



- **Children of long-time Monrovia residents**

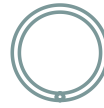
Regional Housing Needs (RHNA)



- **RHNA = Regional Housing Needs Assessment**
- **Requires cities to zone for “fair share” of region’s housing needs**
 - ✓ **Based on State population growth**
 - ✓ **Mix of housing for economic segments**
 - ✓ **Affordability linked to zoning & density**
- **RHNA is a planning target, not a building quota**



Monrovia's Two RHNA Cycles



Income Level	2013 Income (3 person hh)	2006-2014 RHNA	2014-2021 RHNA	“Default Density”
Very Low (<50% AMI)	\$38,450	142 units	101 units	Min. 30 du/acre
Low (51-80% AMI)	\$61,500	88 units	61 units	Min. 30 du/acre
Moderate (81–120% AMI)	\$70,000	96 units	65 units	Min. 12 du/acre
Above Moderate (>120% AMI)	> \$70,000	241 units	162 units	
Total		567 units	389 units	

2006 -2014 RHNA Progress



Income Level	2006-2013 Building Permits	2006-2014 RHNA	Remaining RHNA Need
Very Low	0	142 units	142 units
Low	4	88 units	84 units
Moderate	32	96 units	64 units
Above Moderate	407	241 units	0 units
Total	443	567 units	290 units

To avoid RHNA carry-over, Housing Element must demonstrate adequate sites to address remaining need

2008-2014 Housing Element Accomplishments



HOUSING PRODUCTION

- MRA assistance in development of 19 moderate income, **first-time homebuyer** units within 4 mixed income projects
- Development of 13 **second units/granny flats**
- Partnership with **Habitat for Humanity** for development of 4 homes affordable to low income families

Income Level	2006-2014 RHNA	2006-2013 Progress
Very Low	142 units	0%
Low	88 units	5%
Moderate	96 units	33%
Above Mod	241 units	169%

2008-2014 Housing Element Accomplishments



HOUSING AND NEIGHBORHOOD IMPROVEMENT

- **MAP Neighborhood Revitalization Activities:**
 - Home Improvement Grants/Code Education Class - 61 homeowners
 - Make a Difference Day – 24 low/mod and senior households
 - Annual MAP Neighborhood Leadership Academy & quarterly meetings
 - Neighborhood meetings by MAP Neighborhood Leaders - 10 per year
 - Annual MAP Neighborhood Conference
- **CDBG Program:**
 - Handyworker Grants (\$7,500) – 27 homeowners
 - Neighborhood Preservation/Code Enforcement
- **Historic Landmark/Mills Act:**
 - Contracts approved for 9 homes



2008-2014 Housing Element Accomplishments



HOUSING CONSERVATION

- Preservation of 29 federally **assisted rental units** thru continued renewal of Section 8 contracts
- Continued provision of **Section 8 rent vouchers** to very low income households
- Implementation of Monrovia **Foreclosure Assistance Program**



Elimination of Redevelopment



- **Loss of Redevelopment elimination of Low-Moderate Income Housing Funds**
- **Effect on City's existing housing programs**
- **Future funding options:**
 - New **City Housing Asset Fund**, proceeds from certain RDA Low/Mod assets (land, loan repayments, etc.)
 - State legislation pending for **permanent funding source** (*SB 391 – California Home and Jobs Act*)
 - HCD approved Element provides **access to State funds**
 - Evaluate **inclusionary housing ordinance** and in-lieu fee payments



Monrovia Housing Element Survey – Preliminary Results



Characteristics of respondents (83 surveys):

- ✓ 72% reside in single-family homes
- ✓ 82% are homeowners
- ✓ 60% have lived in Monrovia more than 10 years

Housing Conditions

- ✓ 45% indicate unit in need of minor to major repairs

Type of housing most needed in Monrovia

59% single-family	32% senior housing	19% hsg for disabled
37% hsg afford to young families	22% condominiums	11% apartments
37% hsg afford to workforce	21% second units/granny flats	

Second Units

- ✓ 42% SF owners potentially interested in adding second unit

Community Input – A Sampling of Survey Comments



**“Maintain
Monrovia’s
small town
feel”**

**“Need affordable
housing for
people working
in Monrovia”**

**“Focus on
improving the
quality of housing
and living
conditions”**

**“Important to
provide sufficient
parking for new
development to
avoid spillover onto
street”**

**“Second units
provide a good
housing option for
seniors”**

**“Seniors and
retirees forced to
move due to lack of
affordable housing
in Monrovia”**

Areas for Policy Discussion



1. How can Monrovia incentivize production of units affordable to young families and its workforce?
 - Elimination of CUP for projects with affordable units?
 - Fee reductions for projects with affordable units?
 - Inclusionary (or in-lieu fee) for projects > min. size?
2. Should City revisit second unit standards to better facilitate, while maintaining neighborhood compatibility?
3. Pursuant to SB 2, which zone district should City designate for allowance of emergency shelters without a CUP?

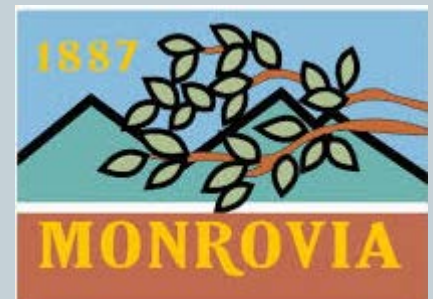


Provide Us Your Input



What are Monrovia's Most Important Housing Needs?

What programs should the City Pursue to Address Its Housing Needs?



Monrovia

2014-2021 Housing Element Update



**Planning Commission Workshop
October 3, 2013**